

Mark Pruhenski
Town Manager

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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard Regular Meeting via Zoom and in person at 334 Main Street Great Barrington MA
Order of Agenda for Monday, November 7, 2022, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84727797185?pwd=NDFRUjFITE12eDN3bE5LaTNBQ0RmZz09>

Webinar ID: 84727797185

Dial-in, audio-only: (929) 205 6099

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's July 16, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Selectboard will be conducted both in-person and via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public and committee members may attend the meeting in person, or, for those who wish to do so remotely may by following the instructions at the top of this agenda. For those who are not in-person every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

*****ALL VOTES ARE ROLL CALL*****

1. CALL TO ORDER SELECTBOARD REGULAR MEETING
2. APPROVAL OF MINUTES
3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
4. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works-
 - i. Letter from Planning Board
 - ii. Request from Finance Committee
 - iii. Joint meeting with GB Fire District Officials scheduled for November 21st
5. CONVENE AS SEWER COMMISSIONERS
 - a. Night Soil Abatement
6. LICENSES AND PERMITS
 - a. Betsy Andrus, Executive Director, Southern Berkshire Chamber of Commerce for the 2022 Annual Holiday Stroll, Saturday, December 10, and permission to use public parking spaces downtown

7. PUBLIC HEARINGS

- a. Matthew Porter, Krishna Bhakti Corp., dba Plaza Package Rachna Karia, Manager for a transfer of the current All Alcoholic Package Store Liquor License, including Pledge of Inventory and Pledge of License from Carjac, Inc. dba Plaza Package, 155 State Road Great Barrington, Regio Almorì, Manager
- b. Tax Classification Hearing

8. PREVIOUS BUSINESS

- a. Housatonic School RFP: Phase 2 presentation by WDM Properties, LLC.–Selectboard and Public Q&A session to follow

9. NEW BUSINESS

- a. SB vote to appointment of Planning Board Associate Member
- b. SB vote to authorize the unused bond proceeds for completed Capital projects be applied to the debt service payments

10. CITIZEN SPEAK TIME

Citizen Speak Time is an opportunity for the Selectboard to listen to residents. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each.

11. SELECTBOARD’S TIME

12. MEDIA TIME

13. ADJOURNMENT

NEXT SELECTBOARD MEETING

November 21, 2022 December 5, 2022 December 21, 2022



Mark Pruhenski, Town Manager

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

October 28, 2022

Great Barrington Selectboard
334 Main Street
Great Barrington, MA 01230

Dear Selectboard Members:

The Planning Board would like to express its support for the efforts of the Selectboard and Board of Health to compel the Housatonic Water Works Company (HWW) to correct deficiencies in water quality experienced by the users served by HWW. The residents of Housatonic are enduring unacceptable water quality conditions without meaningful resolution.

As a board concerned with the economic development of our town, we recognize that Housatonic is well positioned, because of its existing infrastructure, to continue to meet commercial and residential development demands essential to economic sustainability. Not only is Housatonic a vibrant residential neighborhood, but it also has strong commercial and industrial uses and opportunity for additional growth in all three areas. We also recognize that the current water situation is hindering the economic development potential of the community. Please keep us apprised of the ongoing efforts by the Town. We offer any expertise or support we can render to help the process along, recognizing that the problem has been ongoing for far too long and that solutions are likely not to be implemented in the near future.

We respect the responsibilities your board faces and the challenges of this issue and hope you will keep us abreast of the situation.

Respectfully,



Brandee Nelson, Chair
for the Planning Board

Finance Committee meeting of October 6, 2022
Proposal for Discussion
Short term financial assistance to certain HWW customers

Objective: Create a program that can be quickly implemented to provide assistance to HWW customers who cannot afford to purchase bottled water or a home filtration system.

- This program is not related to any other efforts on the part of the town or state government to address the water quality problems with HWW.
- The program should not create an administrative burden that the town cannot handle.
- This program is not a long-term solution. The expectation is that it will be replaced by another assistance program or a significant improvement in water quality.

Proposal: Allocate a portion of the Finance Committee reserve fund for assistance to financially burdened HWW customers.

- Funds could either be used for (a) direct purchases of water or filtration products to be delivered to eligible residents or for (b) cash payments to eligible residents

Eligibility: the program is for residents of Great Barrington who can document their financial need by their active participation in other means-tested government assistance programs, including but not limited to:

- Supplemental Nutrition Assistance Program (SNAP) administered by the state
- Low Income Home Energy Assistance Program (LIHEAP)
- Medicaid
- Property tax deferral for seniors

Cost of the program: Very difficult to predict without more information on the potential number of eligible residents. As a hypothetical illustration, let's assume the following:

- The cost for each eligible resident is \$1,000 which is bottled water for a year or a home filter.
- HWW has about 800 customers – let's assume/speculate that 2.5% to 5% are eligible
- Under these assumptions the program cost is \$20,000 to \$40,000
- The Finance Committee reserve account currently has a balance of \$100,000
- If this program is implemented, the town should keep records of this expenditure and seek reimbursement at some future date.

2022 Holiday Shop, Sip & Stroll

The Southern Berkshire Chamber is requesting permission to have this year's Holiday Stroll, scheduled for Saturday, December 10, 2022. Have a full calendar of events with 25 activities planned, all FREE to prevent barriers for anyone in our community.

We request the use of the four parking spaces at the base of Railroad Street for our Hayride Loading and unloading. We request the use of the 4 parking spaces on Main Street, two on each side of the entrance to the Congregational Church parking lot. Also, the five parking spaces in front of the Town Hall to the north side.

I have included the list of activities and the event map as it is at this moment.

Thank you.

Betsy Andrus

Holiday Shop, Sip & Stroll

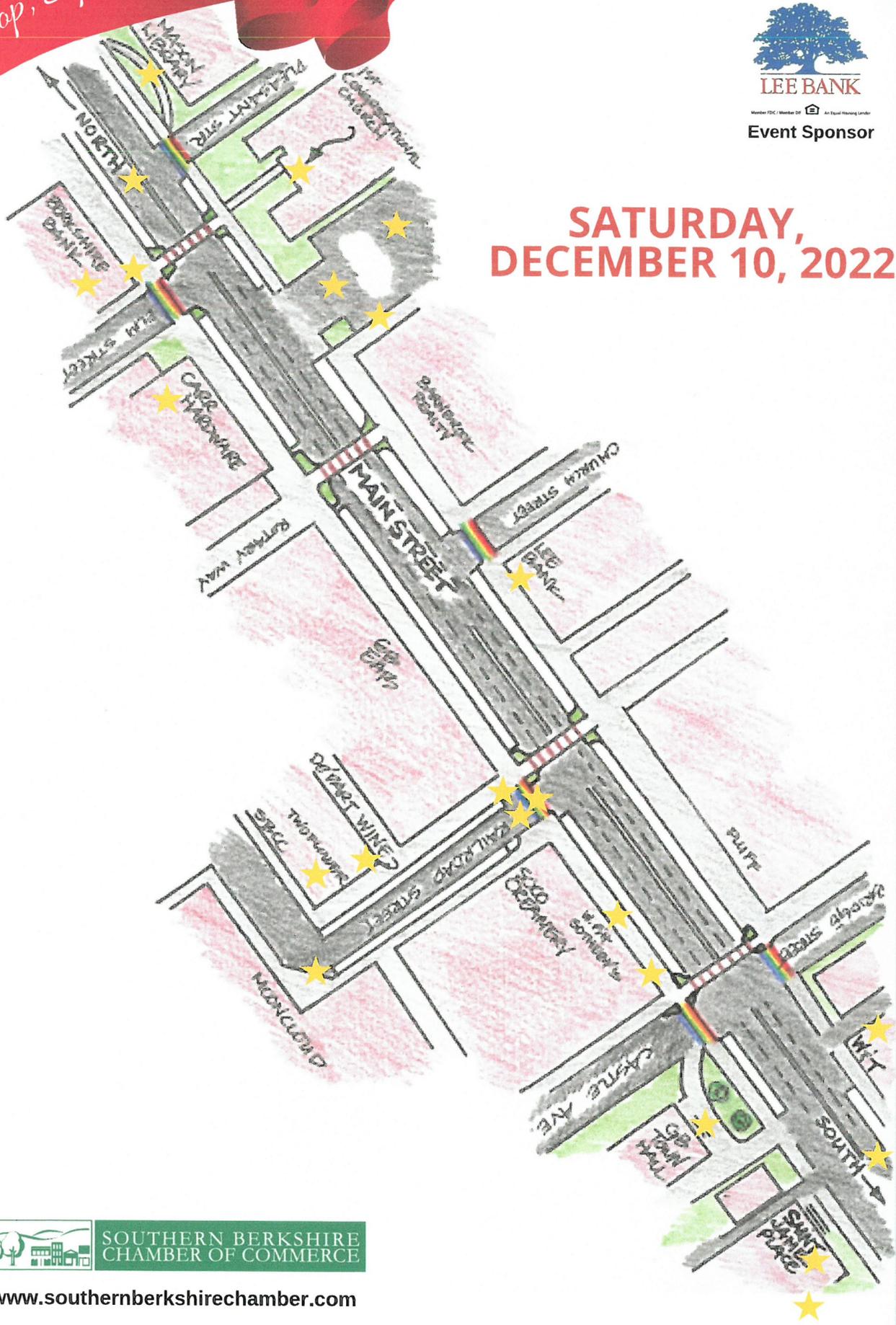
Selectboard Meeting Packet for November 7, 2022
Item 6.a. Southern Berkshire Chamber's request for the Holiday Stroll



Member FDIC Member SIF An Equal Housing Lender

Event Sponsor

SATURDAY, DECEMBER 10, 2022



SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE

www.southernberkshirechamber.com



Event Sponsor

S.B.C.C.

Holiday Shop, Sip & Stroll!

**SATURDAY,
DECEMBER 10, 2022**

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3-4pm Library Hour Free

An hour at the Mason Library **Sponsored by The Mason Library**

4-7pm Welcome to the Stroll Free

Lee Bank & base of Railroad Street **Event Sponsor Lee Bank**

4-7pm Face Painting Free

Lee Bank Lobby **Sponsored by Lee Bank**

4-7pm Charlie's Model Trains Free

Saint James Place **Sponsored by Saint James Place**

4-7pm Letters to Santa Free

Carr Hardware **Sponsored by Kwik Print**

4-7pm Holiday Hay Ride Free

Base of Railroad Street **Sponsored by Taft Farms**

4-7pm Adult Wreath Making Free

DéPart Wine, Railroad Street **Sponsored by DéPart Wine**

Facilitated by Extra Special Teas

4-7pm Rudolf's Way Free

Entrance of Berkshire Bank **Sponsored by Kiwanis of Sheffield**

4-7pm Kids Games Free

Stroll Holiday Market **Sponsored by Kiwanis of Sheffield**

4-7pm Kids Craft Free

1st Congregational Church **Sponsored by Community Health Programs**

Facilitated by Berkshire Art Center

4-7pm Holiday Bonfire & Music (Lucky Bucket Band) Free

Wheeler & Taylor Inc. **Sponsored by Wheeler & Taylor Inc**

4-7pm Holiday Photo Cutouts Free

Throughout Downtown **Sponsored by Greylock Credit Union**

4-7pm Stroll Holiday Market & Bon Fires Free

1st Congregational Parking Lot **Sponsored by Mod Pots & Plants**

4-7pm Gingerbread House Decorating Free

twoflower Railroad Street **Sponsored by Salisbury Bank & Trust**

4-7pm Holiday Selfie Booth Free

William Pitt Sotheby's **Sponsored by William Pitt Sotheby's International**

Facilitated by The Great Barrington Rotary

4-7pm Elf Passport - Kids can enter to win some amazing prizes Free

Drop-off Berkshire Money Management **Sponsored by Berkshire Money Management**

4-7pm S'mores by the Fire Free

Stroll Holiday Market **Sponsored by Muddy Brook PTA**

4-7pm WSBS Live Free

Railroad Street **Sponsored by WSBS Radio**

4:30pm A Visit With SANTA - Follow the parade! Free

At the base of Railroad Street to his home at Berkshire Bank **Sponsored by Berkshire Bank**

5-6pm Berkshire Hills Chorus Carolers - Join in! Free

Join in with the chorus as they stroll through town. **Sponsored by**

5-7pm Berkshire Busk for the Holidays - The Lucky Bucket Band Free

At the Wheeler & Taylor Bonfire **Sponsored by Berkshire Busk**

5:30-7pm Holiday Live Windows Free

Throughout Downtown **Sponsored by Fairview Hospital**

Facilitated by MMRHS 9th & 10th Student Government

6:30 - 7pm Berkshire Waldorf Carolers - Free

Join in as the students and their families lead us from the center of town to the Town Hall

7pm- Menorah & Town Tree Lighting Free

Great Barrington Town Hall **Sponsored by Pittsfield Coop Bank**

7:10pm Fireworks Free

Town Hall & Throughout Town **Sponsored by Bay Equity & Lazan, Glover & Puciloski LLP**

7:45pm Vocalis Youth Choir in Concert Free

Saint James Place **Sponsored by Verizon - Wireless Zone of Great Barrington**

6:30pm -Parade of Lights

Join our local Fire Departments as they parade through town with their trucks decorated for the Holidays!



SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE



TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws, Ch.140 Sec.183A amended, Ch.351, Sec.85 of Acts of 1981 and Ch.140 Sec.181.

Name: BETSY ANDRUS

Business/Organization: SOUTHERN BERKSHIRE CHAMBER

D/B/A (if applicable): _____

Address: 40 RAILROAD STREET

Mailing Address: P.O BOX 810

Phone Number: 413 528 4284

Email: betsy@southernberkshirechamber.com

TYPE: (Check all that apply) Concert Dance Exhibition Cabaret DJ

Live band with up to 7 pieces, including singers Public Show

Other (please explain) _____

INCLUDES: Live music Recorded music Dancing by entertainers/ performers

Dancing by patrons Amplification system Theatrical exhibition

Floorshow Play Moving picture show Light show Jukebox

Other (please explain) _____

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (M.G.L.Chp.140 Sec.183A)

___ YES

X NO

Please circle: **INDOOR** or **OUTDOOR** Entertainment

Exact Location of Entertainment (include sketch): MAP INCLUDED

Date(s) of Entertainment*: SATURDAY DECEMBER 10, 2022

*Does not include SUNDAY

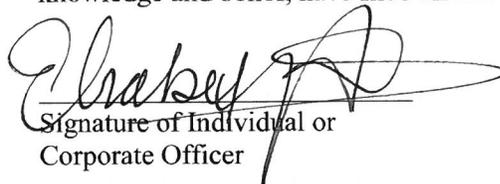
Start & End Times of Entertainment: 3 - 8:30 pm
set-up 6am — clean-up 10pm

Does your event involve any of the following? (Check all that apply)

- Food Temporary Bathrooms Tents Stages Temporary Signs
 Electrical Permits Building Permits Police Traffic Details Street Closures

ALL entertainment licenses will be reviewed by the Design Review Team (DRT), which is comprised of several Town departments, for comments/concerns on this application.

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

 10-25-22 _____
Signature of Individual or Date SS# or FID#
Corporate Officer

TOWN USE ONLY:

DRT Review with Conditions: _____

APPROVAL DATE: _____

LICENSE # _____



Selectboard Meeting Packet for November 7, 2022
Item 7. a. Plaza Package License Transfer

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

1. TRANSACTION INFORMATION

- | | | |
|---------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Transfer of License | <input checked="" type="checkbox"/> Pledge of Inventory | <input type="checkbox"/> Change of Class |
| <input type="checkbox"/> Alteration of Premises | <input checked="" type="checkbox"/> Pledge of License | <input type="checkbox"/> Change of Category |
| <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Change of License Type
(§12 ONLY, e.g. "club" to "restaurant") |
| <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Other <input type="text"/> | |

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Transfer of a Section 15 Package Store All Alcohol License from Carjac, Inc. to Krishna Bhakti Corp. for the business known as Plaza Package located at 155 State Road, Great Barrington, Massachusetts 01230. The applicant, Krishna Bhakti Corp., is comprised of three shareholder, Jigar Sinroza, Gaurang Bhatthiwala and Krishana Patel. Rachna Karia is the proposed Manager of the License. There is a Pledge of License/Inventory to the applicant's lender, Rockland Trust Company. No alterations to the location.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
Off-Premises-15	§15 Package Store	All Alcoholic Beverages	Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number FEIN

Entity Name

DBA Manager of Record

Street Address

Phone Email

Add'l Phone Website

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

The premises consists of 6,300 across one floor, with retail space, an office, warehouse and redemption center.

Total Sq. Footage	<input type="text" value="6,300"/>	Seating Capacity	<input type="text" value="N/A"/>	Occupancy Number	<input type="text" value="N/A"/>
Number of Entrances	<input type="text" value="2"/>	Number of Exits	<input type="text" value="3"/>	Number of Floors	<input type="text" value="1"/>

APPLICATION FOR A TRANSFER OF LICENSE

5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

Transferor Entity Name By what means is the license being transferred?

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
<input type="text" value="Regio A. Almorì"/>	<input type="text" value="President, Treasurer, Secretary, Director"/>	<input type="text" value="100%"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Jigar Sinroza"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="President, Secretary, Treasurer, Director"/>	<input type="text" value="30%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Gaurang Bhaththiwala"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="Director"/>	<input type="text" value="15%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Krishana Patel"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="Director"/>	<input type="text" value="55%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

APPLICATION FOR A TRANSFER OF LICENSE

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%; height:25px;" type="text"/>			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:95%; height:25px;" type="text"/>	<input style="width:95%; height:25px;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%; height:25px;" type="text"/>			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:95%; height:25px;" type="text"/>	<input style="width:95%; height:25px;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%; height:25px;" type="text"/>			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:95%; height:25px;" type="text"/>	<input style="width:95%; height:25px;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Jigar Sinroza	Sec. 15 All Alcoholic	Guru Bhakti Corp.	Pittsfield
Jigar Sinroza	Sec. 15 All Alcoholic	Guru Seva Corp.	Pittsfield
Krishana Patel	See additional info		

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	

APPLICATION FOR A TRANSFER OF LICENSE

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?
Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. CORPORATE STRUCTURE

Entity Legal Structure Date of Incorporation

State of Incorporation Is the Corporation publicly traded? Yes No

8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? Yes No

9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Phone:

Title:

Email:

10. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	N/A
B. Purchase Price for Business Assets	\$1,500,000
C. Other* (Please specify)	\$500,000
D. Total Cost	\$2,000,000

*Other: (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Jigar Sinroza	\$100,000
Gaurang Bhaththiwala	\$200,000
Total:	\$300,000

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Rockland Trust Company	\$1,700,000	Commercial Loan	<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

The amount in 10C is the estimated cost of inventory. Rockland Trust Company will provide a commercial loan in the amount of \$1,700,000 (note and commitment letter attached). The shareholders of the applicant will be providing the remaining funds (bank statements and line of credit attached).

11. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

12. MANAGER APPLICATION

Selectboard Meeting Packet for November 7, 2022
Item 7. a. Plaza Package License Transfer

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* Yes No *Manager must be a U.S. Citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
11/2019	Present	Bank Supervisor	Adams Community Bank	Kara Clark
11/2017	Present	Manager	Guru Bhakti Corp	Jigar Sinroza
5/2012	11/2017	Manager	Kishu Kali Corp	Jigar Sinroza

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Date

13. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

Yes No

If yes, please fill out section 13.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does **not** pertain to a liquor license manager that is employed directly by the entity.*

13A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

If yes, attach an affidavit providing the details of any and all convictions.

Yes No

13B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 13A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 13A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 13A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

13E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question section 13B, 13C, 13D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

13F. TERMS OF AGREEMENT

- a. Does the agreement provide for termination by the licensee? Yes No
- b. Will the licensee retain control of the business finances? Yes No
- c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

- \$ per month/year (indicate amount)
- % of alcohol sales (indicate percentage)
- % of overall sales (indicate percentage)
- other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:
 Title:
 Date:

Management Agreement Entity Officer/LLC Manager

Signature:
 Title:
 Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE (continued)

Krishana Patel	Section 15	Jay Ishwar Corporation	Pittsfield
Krishana Patel	Section 15	Shiva Kisha Corp	Abington
Krishana Patel	Section 15	Swami Ne Sang Corporation	Millis
Krishana Patel	Section 15	Swami Ne Sang Corporation	Dover

APPLICANT'S STATEMENT

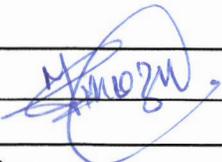
I, Jigar Sinroza the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Krishna Bhakti Corp
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: 

Date: 9/9/2022

Title: President



TOWN OF GREAT BARRINGTON MASSACHUSETTS

BOARD OF ASSESSORS

EXECUTIVE SUMMARY

FY2023 Tax Classification Hearing held on November 07, 2022

BACKGROUND: At the Tax Classification Hearing the Selectboard is required to vote to implement one or a combination of four classification options for distributing the tax levy among property owners. The options are: **1) Open Space Discount, 2) Residential Exemption, 3) Small Commercial Exemption or 4) Single or Split Tax Rate.**

The Town currently has a single tax rate with no exemptions or discounts given to specific classes of property. A vote to grant discounts or exemptions to specific property classes will result in a higher tax rate for non-qualifying property owners as the tax burden is shifted away from the exempted recipients. A vote in favor of more than one option will result in different tax rates for different property classes. **Regardless of the classification option(s) chosen the amount of the overall tax levy will not change.**

Historically and as part of their annual budget policy, the Selectboard and Finance Committee has endorsed the single tax rate option providing no exemption or discount to a particular property class or group. Voting a residential factor of 1.00 affirms a single tax rate and the proportionate sharing of the tax levy between all classes of property. Voting a residential factor of less than 1.00 would split the tax rate, thereby shifting the tax burden away from the residential class and onto commercial, industrial and personal property owners. Two separate tax rates would be created, a lower tax rate for residential and open space and another, higher tax rate, for commercial, industrial and personal property owners. Land enrolled in Ch. 61, 61A or 61B would be subject to the higher tax rate as it will be classified as commercial for taxation purposes.

Exemption & Discount Options

Open Space Discount

Open Space is defined as land maintained in an open or natural condition and must contribute significantly to the benefit and enjoyment of the public. It does not include lands taxable under the provisions of MGL Chapter 61, 61A, or 61B, lands with a permanent conservation restriction or lands held for the production of income. The Open Space discount is up to 25% of the selected residential factor. By discounting a certain percentage of value attributable to Open Space the tax levy burden is shifted onto residential rate payers thereby increasing their tax rate. Presently, no lands are classified as Open Space because those that might benefit receive a greater discount by enrollment in Chapter Land options.

Recommendation: The Board of Assessors does not recommend adoption of the Open Space Discount

Residential Exemption

The *Residential Exemption* grants an exemption to property that is the principal residence or domicile of a taxpayer. Under M.G.L c.59, § 5C the exemption amount may not exceed 35% of the average assessed value of all residential class properties. Granting the exemption increases the residential tax rate as it shifts the tax burden, within the entire residential class, away from lower valued owner occupied dwellings to dwellings valued at greater than the breakeven, multi-family properties, apartment buildings, vacant land and non-domiciled property owners. Properties of domiciled taxpayers valued below the breakeven will pay fewer taxes while those valued higher will pay more. Currently, only fourteen of 351 Massachusetts communities grant Residential Exemptions. These communities are typically large cities or towns with many nonowner-occupied properties like apartment buildings, or resort communities with many seasonal residents (Boston, Brookline, Cambridge, Somerville & Chelsea) or a disproportionately large number of second homes (Cape Cod & the Island communities).

Recommendation: The Board of Assessors does not recommend adoption of the Residential Exemption

Small Commercial Exemption

The *Small Commercial Exemption* may be applied to certain commercial properties whose assessment is less than \$1,000,000 and occupied by businesses certified by the Department of Employment & Training as having no more than an average of ten employees in the previous year. If adopted, up to 10% of the assessed value of an eligible property would be exempt. The property owner is the direct beneficiary of the tax savings and is not required to pass any savings onto the tenants. The total gross value of the Small Commercial Exemption is redistributed to the non-qualifying commercial property owners in the form of a higher tax rate.

Recommendation: The Board of Assessors does not recommend adoption of the Small Commercial Exemption

Single or Split Tax Rate

Adopting a *Single Tax Rate* requires the Selectboard to vote to maintain a residential factor of 1.00. A Single Tax Rate allows for all classes of property to pay only their share of the tax levy without shifting the tax burden to any particular property class. Voting to split the tax rate shifts the tax burden from the residential class to the commercial, industrial and personal property (CIP) classes and requires the Selectboard to vote for a residential factor of less than 1.00. The minimum residential factor for the Town as set by the Department of Revenue is .815635 which allows for a “CIP” shift of 1.50.

Recommendation: The Board of Assessors recommends adopting and maintaining a Single Tax Rate

Notables for Fiscal Year 2023

Levy for FY 23 is \$26,182,218; an increase of \$1,047,279.

FY	Levy	% Change From Prior Year
2023	\$26,182,218	.040%
2022	\$25,134,939	.022%
2021	\$24,636,380	.027%
2020	\$23,993,431	.021%
2019	\$23,500,999	.089%

Total Taxable Value \$1,860,810,837

Property Class	FY 2023	FY 2022	Difference	% Change
Residential	\$1,517,743,428	\$1,349,084,781	\$168,658,647	.12%
Commercial	\$264,856,479	\$266,743,811	(\$1,887,332)	-0.7%
Industrial	\$14,553,200	\$14,365,300	\$187,900	.03%
Personal Property	\$63,657,730	\$61,255,590	\$653,465	.039%
Total	\$1,860,810,837	\$1,691,449,482	\$17,344,236	10.01%

Tax Rate

The tax rate is calculated by dividing the tax levy (\$26,182,218) by the total value of all taxable property 1,860,810,837 x 1,000. This yields a tax rate of \$14.07 per \$1,000 of valuation, a decrease of \$.79 from last year's rate.

FY	Tax Rate	Change From Prior Year
2023	\$14.07	(-\$.79)
2022	\$14.86	(- \$1.13)
2021	\$15.99	\$.24
2020	\$15.75	\$.03
2019	\$15.72	\$.07

Excess Levy Capacity \$1,967,216

Excess levy capacity is the difference between the maximum allowable levy and the amount levied. It is also the amount of additional monies the Town is allowed to raise through taxation but chooses not to.

Fiscal Year	Max Allowable Levy	Levy	Excess Levy Capacity
2023	\$28,149,434	\$26,182,218	\$1,967,216
2022	\$27,128,315	\$25,134,939	\$1,993,375
2021	\$25,932,998	\$24,636,380	\$1,296,618
2020	\$24,973,637	\$23,993,431	\$980,206
2019	\$24,230,886	\$23,500,999	\$729,887

New Growth \$26,231,037 / \$389,794

New growth is value created through the construction of new homes, additions, substantial remodels or the creation of condos. Lot splits, subdivisions, new personal property assets and an increase in non-domiciled property ownership also contributes to new growth. The impact new growth has on expanding the levy limit is calculated by multiplying new growth value (\$26,231,037) by the prior year tax rate (\$14.86). For FY23 this yields \$389,794 in tax levy growth or new tax dollars to the Town.

FY	New Growth	Residential	Commercial	Industrial	Personal Property	New \$\$
2023	\$26,231,037	\$15,978,500	\$1,701,347	\$0	\$8,551,190	\$389,794
2022	\$36,541,397	\$28,479,567	\$1,511,100	\$0	\$6,550,730	\$584,296
2021	\$24,758,096	\$14,191,500	\$6,301,766	\$0	\$4,264,830	\$389,940
2020	\$12,358,418	\$5,642,793	\$2,050,200	\$96,400	\$4,569,025	\$194,274
2019	\$36,207,737	\$18,293,500	\$7,991,300	\$352,300	\$9,570,637	\$542,392

Median & Average Single Family Home \$399,600 / \$500,895

Single family home value increases are the result of the ongoing cyclical inspection program. Analysis of 2023 single family arms-length sales indicated support for an upward adjustment to residential values when compared to assessments.

Fiscal Year	Median Value	Median Tax	Change From Prior Yr	Average Value	Average Tax	Change From Prior Yr
2023	\$399,600	\$5,622	\$445	\$500,895	\$7,047	\$413
2022	\$348,400	\$5,177	\$157	\$446,493	\$6,634	\$230
2021	\$313,950	\$5,020	\$80	\$400,508	\$6,404	\$124
2020	\$313,650	\$4,940	\$135	\$398,754	\$6,280	\$133
2019	\$305,650	\$4,805	\$296	\$391,055	\$6,147	\$409

Median & Average Commercial \$495,500/ \$824,573

The median assessed value Increased from \$478,900 to \$495,500

The average assessed value Decreased from \$831,500 to \$824,573

The average commercial property valued at \$824,573 will pay **\$754.00 less.**

Fiscal Year	Median Value	Median Tax	Change From Prior Yr	Average Value	Average Tax	Change From Prior Yr
2023	\$495,500	\$6,972	(\$144)	\$824,573	\$11,602	-\$754
2022	\$478,900	\$7,116	(\$431)	\$831,500	\$12,356	-\$497
2021	\$472,000	\$7,547	(\$155)	\$803,825	\$12,853	\$187
2020	\$489,000	\$7,702	\$839	\$804,169	\$12,666	\$589
2019	\$436,550	\$6,863	\$700	\$768,239	\$12,077	\$1,432

Fire District Notables

Tax Rate \$1.01 The tax rate is calculated by dividing the Fire District’s proposed FY’23 tax levy by the total value of all District taxable property or, $\$990,377 \div \$980,571,956 \times 1000 = \1.01 . The District tax rate will go down \$0.02 over last year’s rate of \$1.03.

FISCAL IMPACT: Not applicable beyond the FY 23 property tax levy that be maintained at \$26,182,218.

NEXT STEPS/TIMEFRAME: Vote the tax classification at the Classification Hearing held Monday, November 07, 2022 which will allow the second half FY 23 tax bills to be mailed on or before December 31, 2021.

RECOMMENDATION: Adoption of a single tax rate of \$14.07 per \$1,000 of valuation for all classes of property for FY23.

WDM PROPERTIES, LLC / CT MANAGEMENT GROUP, LLC

From: David G. Carver, CT Management Group, LLC and WDM Properties, LLC

To: Great Barrington Select Board

Date: 10/1/2022

Subject: Housatonic School

Attached within this excel worksheet is supplemental information about our proposal as requested by the Board for review.

We are happy to report that we have added a historic consultant to the development team, Shannon Walsh, who is a preservation planner at the Pioneer Valley Planning Commission.

With respect to the site plan please note that we would be requesting a parking agreement to accomodate the proposed parking as it overlaps the propertry line to the community center.

We look forward to answering any questions with respect to this proposal.

Thank you.

Contact Information:

dcarver@scarafoniassociates.com

cell: 413 884-4939

office 413 664-4539

North Adams office: 37 Main Street, North Adams, MA 01247

Pittsfield office: 75 South Church Street, Pittsfield, MA 01201

PROJECTED INCOME AND EXPENSES FOR ROSS A Presentation by WDM Properties

9/1/2022

```

* *****
* INCOME - 10 units
* *****
* NAME #BR ANNUAL RENT utilities incl Monthly Rent
* *****
* 10 units 2 $ 211,800.00 none $1,765.00
*
*
* vacancy 5 percent ($10,590.00)
*
* TOTAL INCOME $ 201,210.00 $1,765.00
* *****
* EXPENSES
* *****
* 50 REAL EST TAXES $1,000.00 TIF
* 60 INSURANCE $8,000.00
* 70 HEAT - Common Areas $6,000.00
* 71 ELECTRICITY-Common $4,000.00
* 72 WATER/SEWER $3,200.00
* 80 MAINT MATERIALS $4,000.00
* 81 REPAIRS BY CONT $8,000.00
* 82 JANITORIAL & Supplies $6,000.00
* 85 GROUNDS $3,000.00
* 86 TRASH REMOVAL $3,600.00
* 87 SNOW REM $5,000.00
* 91 LEGAL/ACCTNG $2,500.00
* 92 MGMT (6%) $12,072.60
* 93 MISC $1,000.00
* 94 REPLACEMENT RESERVE $6,000.00
* *****
* TOTAL EXPENSES $73,372.60
* *****
* NOI $127,837.40 AMOUNT RATE TERM
* *****
* 40/41 DEBT SERVICE 1 $104,369.09 $1,400,000.00 5.50% 25
* *****
* 40/41 DEBT SERVICE 2 (other) - - - -
* *****
* CASH FLOW $ 23,468.31
* *****
* DEBT SERVICE COV. 1.22 1.2 REQUIRED BY BANKS
* *****
    
```

Selectboard Meeting Packet for November 7, 2022
 Item 8. a. Phase 2 Presentation by WDM Properties

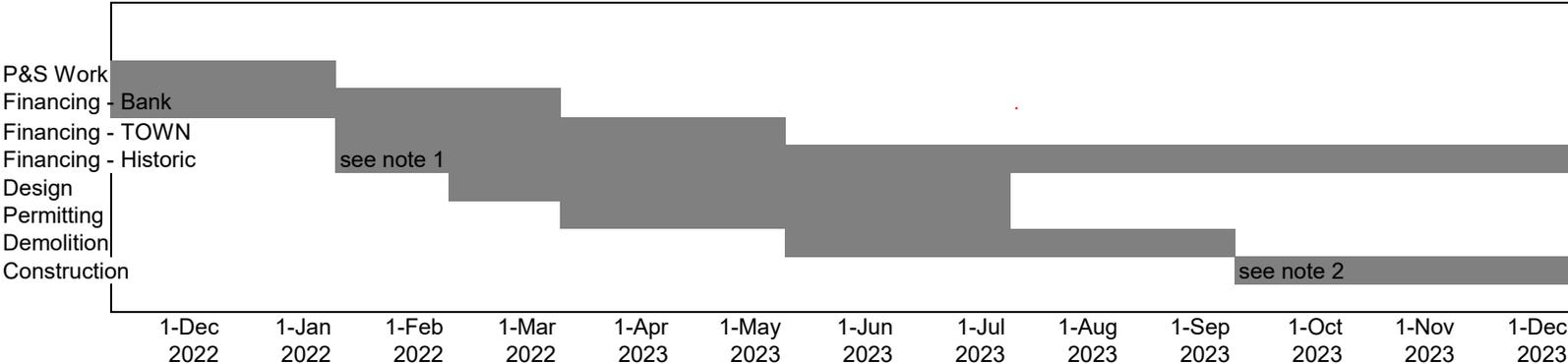
10 YEAR PROJECTED INCOME AND EXPENSES FOR HOUSATONIC SCHOOL

INCOME		per month	\$1,765	\$1,809	\$1,854	\$1,901	\$1,948	\$1,997	\$2,047	\$2,098	\$2,150	\$2,204
* #BR	NAME/Unit #	Inflation factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
* 2BR	Unit 101	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 102	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 201	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 202	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 203	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 204	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 301	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 302	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 303	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* 2BR	Unit 304	1.025	\$21,180	\$21,710	\$22,252	\$22,809	\$23,379	\$23,963	\$24,562	\$25,176	\$25,806	\$26,451
* vacancy (5%)		1.025	-\$10,590	-\$10,855	-\$11,126	-\$11,404	-\$11,689	-\$11,982	-\$12,281	-\$12,588	-\$12,903	-\$13,225
TOTAL INCOME			\$201,210	\$206,240	\$211,396	\$216,681	\$222,098	\$227,651	\$233,342	\$239,175	\$245,155	\$251,284
EXPENSES												
* 50	REAL EST TAXES	1.30	\$1,000	\$1,300	\$1,690	\$2,197	\$2,856	\$3,713	\$4,827	\$6,275	\$8,157	\$10,604
* 60	INSURANCE	1.025	\$8,000	\$8,200	\$8,405	\$8,615	\$8,831	\$9,051	\$9,278	\$9,509	\$9,747	\$9,991
* 70	HEAT - Common Areas	1.025	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
* 71	ELECTRICITY-Common Area	1.025	\$4,000	\$4,100	\$4,203	\$4,308	\$4,415	\$4,526	\$4,639	\$4,755	\$4,874	\$4,995
* 72	WATER/SEWER	1.025	\$3,200	\$3,280	\$3,362	\$3,446	\$3,532	\$3,621	\$3,711	\$3,804	\$3,899	\$3,996
* 80	MAINT MATERIALS	1.025	\$4,000	\$4,100	\$4,203	\$4,308	\$4,415	\$4,526	\$4,639	\$4,755	\$4,874	\$4,995
* 81	REPAIRS BY CONT	1.025	\$8,000	\$8,200	\$8,405	\$8,615	\$8,831	\$9,051	\$9,278	\$9,509	\$9,747	\$9,991
* 82	JANITORIAL & Supplies	1.025	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
* 85	GROUNDS	1.025	\$3,000	\$3,075	\$3,152	\$3,231	\$3,311	\$3,394	\$3,479	\$3,566	\$3,655	\$3,747
* 86	TRASH REMOVAL	1.025	\$3,600	\$3,690	\$3,782	\$3,877	\$3,974	\$4,073	\$4,175	\$4,279	\$4,386	\$4,496
* 87	SNOW REM	1.025	\$5,000	\$5,125	\$5,253	\$5,384	\$5,519	\$5,657	\$5,798	\$5,943	\$6,092	\$6,244
* 90	LEGAL/ACCTNG	1.025	\$2,500	\$2,563	\$2,627	\$2,692	\$2,760	\$2,829	\$2,899	\$2,972	\$3,046	\$3,122
* 91	MGMT (6%)	1.025	\$12,073	\$12,374	\$12,684	\$13,001	\$13,326	\$13,659	\$14,001	\$14,351	\$14,709	\$15,077
* 92	MISC	1.025	\$1,000	\$1,025	\$1,051	\$1,077	\$1,104	\$1,131	\$1,160	\$1,189	\$1,218	\$1,249
* 95	Replacement Reserve	1.025	\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493
TOTAL EXPENSES			\$73,373	\$75,482	\$77,726	\$80,134	\$82,742	\$85,596	\$88,757	\$92,303	\$96,336	\$100,988
NOI			\$127,837	\$130,758	\$133,670	\$136,547	\$139,356	\$142,055	\$144,585	\$146,872	\$148,819	\$150,296
* 40/41	DEBT SERVICE 1	1.01	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369	\$104,369
* 42/43	DEBT SERVICE 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW			\$23,468	\$26,389	\$29,301	\$32,178	\$34,987	\$37,686	\$40,216	\$42,503	\$44,449	\$45,927
DEBT SERVICE COV.			1.22	1.25	1.28	1.31	1.34	1.36	1.39	1.41	1.43	1.44

Construction Specifications for Housatonic School

- 1 Apt. HVAC High efficiency heat pumps
- 2 Common Area Heat Oil fired hot water using existing oil tank and mechanical room. Propane if oil is not feasible.
- 3 Insulation Closed cell foam in all exterior walls and cellulose in attics
- 4 Windows New thermopane windows if allowed by Mass Historic with same design as existing
- 5 Exhaust/Supply air HRV system for entire building for exhaust air and make up air
- 6 Washer/Dryer Self evaporating dryers to minimize exhaust of conditioned interior air
- 7 Roofing Strip existing roofing, repair sheathing, install 30 year architectural shingles
- 8 Flooring Ceramic tile floors in bathrooms. Refinish hardwood floors in all other areas if feasible. If not use LVT.
- 9 Ceiling heights Except in bathrooms keep ceilings at existing heights with provision for adding layer of drywall for sound proofing and fire proofing.
- 10 Exterior Walls Power wash and repoint exterior as needed.
- 11 Parking Build parking at west and north elevations. Return elevation facing the park to grass and add window wells for lower level units.
- 12 Walls 5/8 drywall on all new surfaces and where needed for required fire ratings
- 13 Historic Features The exterior will remain unaltered except for removal of stairs and entrances along the west side and minor changes needed to accommodate building code and design requirements.

Timeline for Housatonic School Development based on selection in November 2022



Note 1: Historic tax credit timing requires research with the State Historic office
 Note 2: Construction completion OCTOBER 2024

DEVELOPMENT ESTIMATES FOR HOUSATONIC SCHOOL

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>Budget</u>
4100	DEVELOPMENT-Dev Fees	\$25,000.00
4101	DEVELOPMENT-APPRAISAL	\$5,000.00
4102	DEVELOPMENT-INTEREST	\$30,000.00
4103	DEVELOPMENT-INSURANCE	\$120,000.00
4104	DEVELOPMENT-LEGAL	\$20,000.00
4105	DEVELOPMENT-RE TAXES	\$5,000.00
4106	DEVELOPMENT-CONST MGMT FEES	\$75,000.00
4110	DESIGN-BUILDING	\$100,000.00
4111	DESIGN-ELECTRICAL	\$10,000.00
4112	DESIGN-HVAC	\$20,000.00
4113	DESIGN-PLUMBING	\$10,000.00
4114	DESIGN-SITE	\$5,000.00
4115	DESIGN-SPRINKLER	\$10,000.00
4116	DESIGN -ENVIRONMENTAL 21E	\$8,000.00
4120	GENERAL REQUIREMENTS-Site CLEANING	\$10,000.00
4121	GENERAL REQUIREMENTS-MISC	\$5,000.00
4122	GENERAL REQUIREMENTS-TELEPHONE/Security	\$3,000.00
4123	GENERAL REQUIREMENTS-TOILETS	\$4,000.00
4124	GENERAL REQUIREMENTS-UTILITIES	\$15,000.00
4125	GENERAL REQUIREMENTS -on site SUPERVISION	\$75,000.00
4126	GENERAL REQUIREMENTS -PERMITS	\$8,000.00
4130	CARPENTRY-FINISH Trim/shelving/baseboard	\$32,000.00
4131	CARPENTRY-Kitchen & bath CABINETS L&M	\$120,000.00
4132	APPLIANCES	\$50,000.00
4133	DEMOLITION	\$200,000.00
4134	DOORS L&M	\$120,000.00
4135	DRYWALL CONTRACTS	\$186,000.00
4136	DRYWALL MATERIALS	\$80,000.00
4137	ELECTRICAL CONTRACT	\$120,000.00
4138	ELECTRICAL LIGHTING FIXTURES	\$20,000.00
4139	ELECTRICAL-Cable	\$6,000.00
4140	ENVIRONMENTAL REMEDIATION(asbestos)	\$80,000.00
4141	FLOORING-Apt Areas	\$80,000.00
4142	FLOORING-Bathrooms	\$16,000.00
4143	FLOORING-Common Halls	\$15,000.00
4144	FRAMING CONTRACTS labor	\$225,000.00

4145	FRAMING MATERIALS	\$100,000.00
4146	HARDWARE	\$30,000.00
4147	HVAC HEAT/HRV SYSTEM	\$180,000.00
4147	HVAC AC	\$60,000.00
4148	INSULATION (closed cell foam and cellulose in attic)	\$175,000.00
4149	MASONRY-FOUNDATIONS	\$0.00
4150	MASONRY-REPAIR	\$25,000.00
4151	PAINTING-EXTERIOR	\$30,000.00
4152	PAINTING-INTERIOR	\$75,000.00
4153	PLUMBING	\$125,000.00
4154	PLUMBING FIXTURES	\$40,000.00
4155	ROOFING/Gutters/cornice repair	\$200,000.00
4156	SECURITY SYSTEMS	\$8,000.00
4157	SOUNDPROOFING	\$10,000.00
4158	SPRINKLER	\$125,000.00
4159	WINDOW BLINDS	\$16,000.00
4160	WINDOWS	\$150,000.00
4180	SITE WORK-FENCING/Railings	\$0.00
4181	SITE WORK-LANDSCAPING	\$10,000.00
4183	SITE WORK-PAVING/drainage	\$70,000.00
4184	SITE WORK-UTILITIES-new services	\$50,000.00
4185	SITE WORK-WALKWAYS/ENTRANCES	\$8,000.00
	Contingency	\$100,000.00
	TOTAL BUDGET	\$3,500,000.00

Note: Prepared by David G. Carver Project Manager



September 27, 2022

WDM Properties, LLC
CT Management Group, LLC
Attention David Carver
37 Main Street
North Adams, MA 01247

Dear Dave:

On behalf of Berkshire Bank (the Bank) I am pleased to offer an entity to be named the following financing package. **This is a proposal and does not constitute an offer, agreement, or commitment to lend.** The actual terms and conditions upon which the Bank might extend credit to the Borrower are subject to and contingent upon the issuance of a commitment letter following the satisfactory completion of due-diligence, credit approval, satisfactory review of documentation, and such other terms and conditions as determined by the Bank and the Bank's legal counsel in their sole discretion. The Bank also reserves the right to include such additional terms and conditions as are customarily required by the Bank for similar transactions.

However, based on your thirty-year banking relationship with Berkshire Bank, substantial deposits with us and experience with similar projects the relationship manager expects a smooth approval process.

OUTLINE OF PRINCIPAL TERMS

Borrower:	An entity to be named
Loan Amount:	Up to \$1,500,000.00 subject to a 75% or less loan to value.
Loan Type:	Multiple Advance Commercial Real Estate Mortgage
Purpose:	Develop the Housatonic School into ten market rate apartments.
Term:	Ten (10) years

- Payments:** Interest only for two (2) years then eight (8) years of principal and interest payments based on a twenty five (25) year amortization. There will be a balloon payment at maturity.
- Guarantors:** David G. Carver
WDM Properties, LLC
CT Management Group, LLC
- Security:** First mortgage and assignment of rents on 207 Pleasant Street, Village of Housatonic, Great Barrington MA 01230.
- Interest Rate:** Federal Home Loan Bank of Boston (FHLB) 10/25 rate plus 1.50% fixed for the ten-year term. As of September 26, 2022, the all-in rate would be 5.96%.
- Prepayment Penalty:** 1.00% for the life of the loan if refinanced at another lending institution.
- Appraisal:** The bank will order a commercial appraisal in form and content satisfactory to the Bank providing a combined loan to value not to exceed 75% of the AS COMPLETED real estate value. The appraisal process will take roughly five weeks from when this term sheet is signed and returned to the bank.
- Environmental:** The bank will order an Environmental Phase One Report in form and content satisfactory to the Bank. This process will likely take five weeks too.
- Loan Advances:** The funds will be completely advanced by the second anniversary of the loan. Loan advances will be based on work completed to date documented by AIA Forms which will be verified by a third party construction monitor hired by the bank.
- Covenants:** Minimum debt service coverage covenant of 1.20X tested annually based on certified company prepared financial statements. The formula is net income plus interest expense plus depreciation plus amortization divided by scheduled principal and interest payments in the year.
- Reporting Requirements:** Borrower will provided tax returns and certified company prepared financial statements and rent rolls annually.

Closing Costs: All closing cost associated with the transaction will be paid by the borrower including but not limited to Appraisal Fee, Environmental Fee, Bank Attorney Fee, Construction Monitoring Fee, Real Estate Tax Monitoring Fee, Insurance Monitoring Fee and a Flood Determination Fee.

Tax Credits: Berkshire Bank also has strong interest in being the \$1,000,000.00 tax credit investor on this project. The tax credit price negotiation and underwriting would occur during the bank's loan due diligence process.

This letter is not a commitment and should not be construed as such; rather, it is an indication of the Bank's lending terms based on its understanding of your business and request to date.

Further analysis and due diligence are required prior to potential approval of your request. This letter supersedes all prior oral and written communications. If you have any questions concerning the terms outlined in this letter, please feel free to contact me at (413) 358-5579.

This letter contemplates the execution of other instruments, documents, certificates, opinions, and assurances as the Bank, or its counsel may require.

Sincerely,



D. Matthew Emprimo
Senior Vice President

Unless otherwise noted, the foregoing proposal will expire on December 31, 2022.

Upon receipt of the signed term sheet the bank will order the appraisal and environmental reports and start its formal underwriting.

David G. Carver

Date

PROPOSED ADAPTIVE REUSE 10 UNIT MULTI-FAMILY

FORMER HOUSATONIC SCHOOL PLEASANT STREET HOUSATONIC, MA

DEVELOPER
WDM PROPERTIES
37 MAIN STREET
NORTH ADAMS, MA 01247

ARCHITECT:
BRADLEY ARCHITECTS, INC.
8 BANK ROW
PITTSFIELD, MA 01201
(413) 448-8253
www.bradleyarchitectsinc.com



ARCHITECTS INC.



8 BANK ROW
PITTSFIELD, MA 01201
413 448 8253
CONSULTANTS

PROJECT:

**10 UNIT MULTI-FAMILY
ADAPTIVE
REUSE**

FORMER HOUSATONIC SCHOOL

PLEASANT STREET
HOUSATONIC, MA

DWG. TITLE:

FLOOR AND SITE PLANS

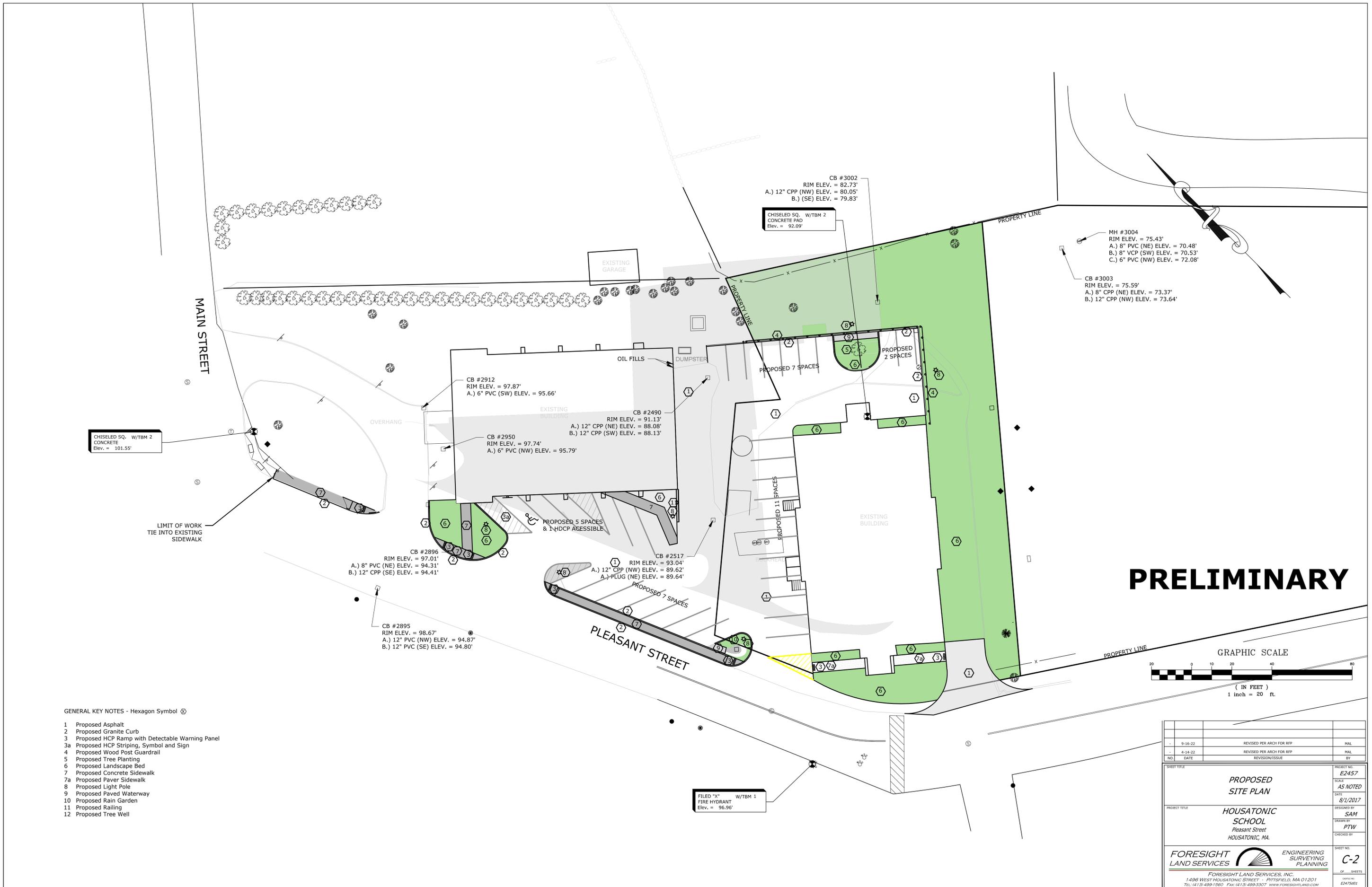
DATE: 10-3-2022

DRAWN BY: REH

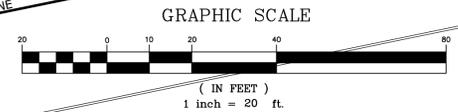
CHK. BY:

DWG. NO.:

T-1



PRELIMINARY



GENERAL KEY NOTES - Hexagon Symbol

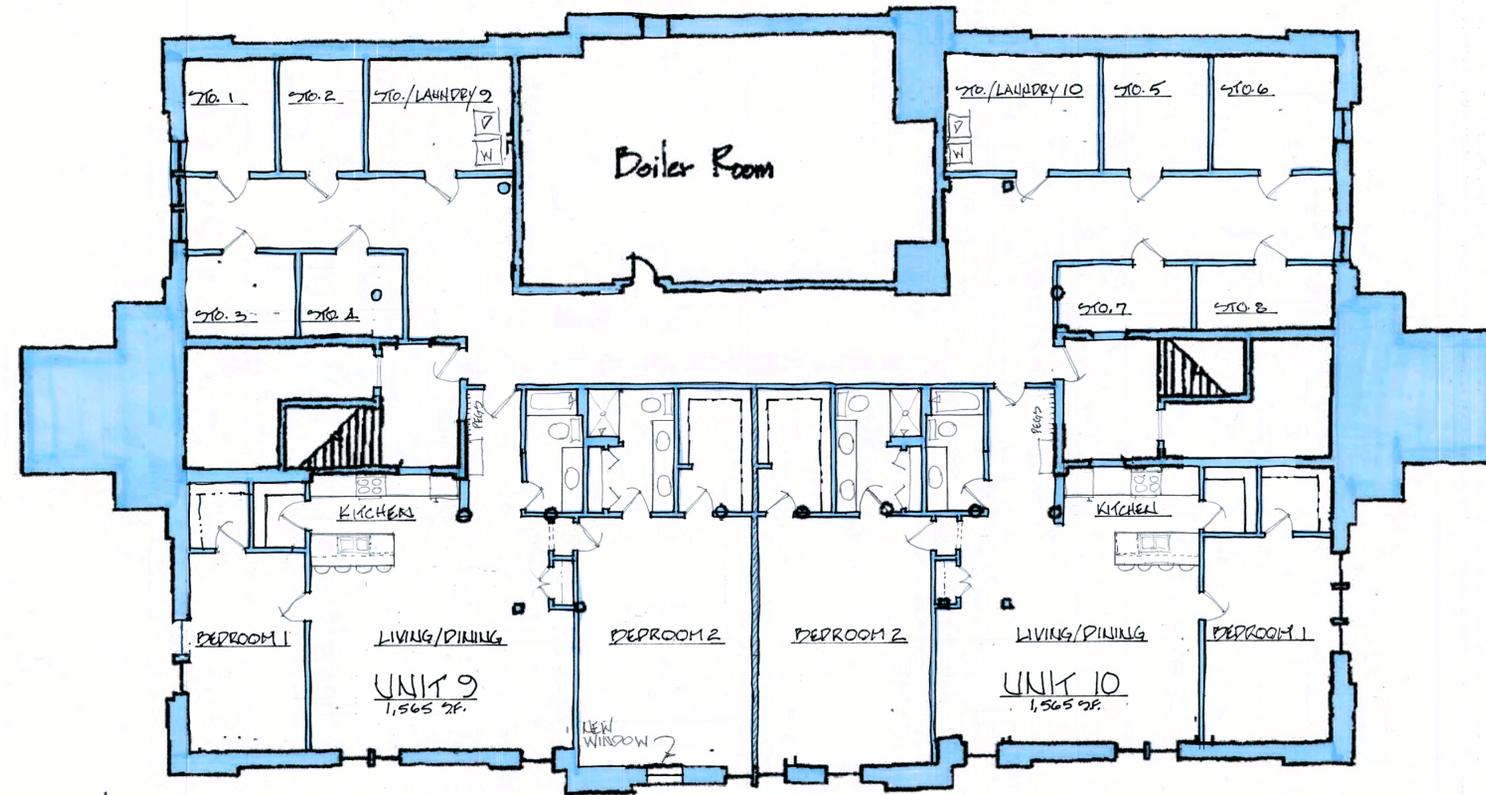
- 1 Proposed Asphalt
- 2 Proposed Granite Curb
- 3 Proposed HCP Ramp with Detectable Warning Panel
- 3a Proposed HCP Striping, Symbol and Sign
- 4 Proposed Wood Post Guardrail
- 5 Proposed Tree Planting
- 6 Proposed Landscape Bed
- 7 Proposed Concrete Sidewalk
- 7a Proposed Paver Sidewalk
- 8 Proposed Light Pole
- 9 Proposed Paved Waterway
- 10 Proposed Rain Gutter
- 11 Proposed Railing
- 12 Proposed Tree Well

FILED "X" W/TBM 1
 FIRE HYDRANT
 Elev. = 96.96'

NO.	DATE	REVISION/ISSUE	BY
-	9-16-22	REVISED PER ARCH FOR RFP	MAL
-	4-14-22	REVISED PER ARCH FOR RFP	MAL

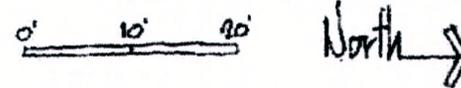
SHEET TITLE	PROJECT NO.
PROPOSED SITE PLAN	E2457
PROJECT TITLE	SCALE
HOSATONIC SCHOOL Pleasant Street HOUSATONIC, MA.	AS NOTED
DESIGNED BY	DATE
SAM	8/1/2017
DRAWN BY	CHECKED BY
PTW	
CHECKED BY	SHEET NO.
	C-2
	OF SHEETS
	E2457/01

FORESIGHT LAND SERVICES ENGINEERING SURVEYING PLANNING
 FORESIGHT LAND SERVICES, INC.
 1496 WEST HOSATONIC STREET - PITTSFIELD, MA 01201
 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM



Housatonic School Basement Level

Gross Floor Area: 7130 Sq. Ft.



1 Basement Floor Plan
SCALE: 1/8" = 1'-0"



PROJECT:
**10 FAMILY
ADAPTIVE
REUSE**
HOUSATONIC SCHOOL
MAIN STREET
HOUSATONIC, MA

DWG. TITLE:
**BASEMENT
FLOOR PLAN**

DATE: 8.26.2022

DRAWN BY: REH

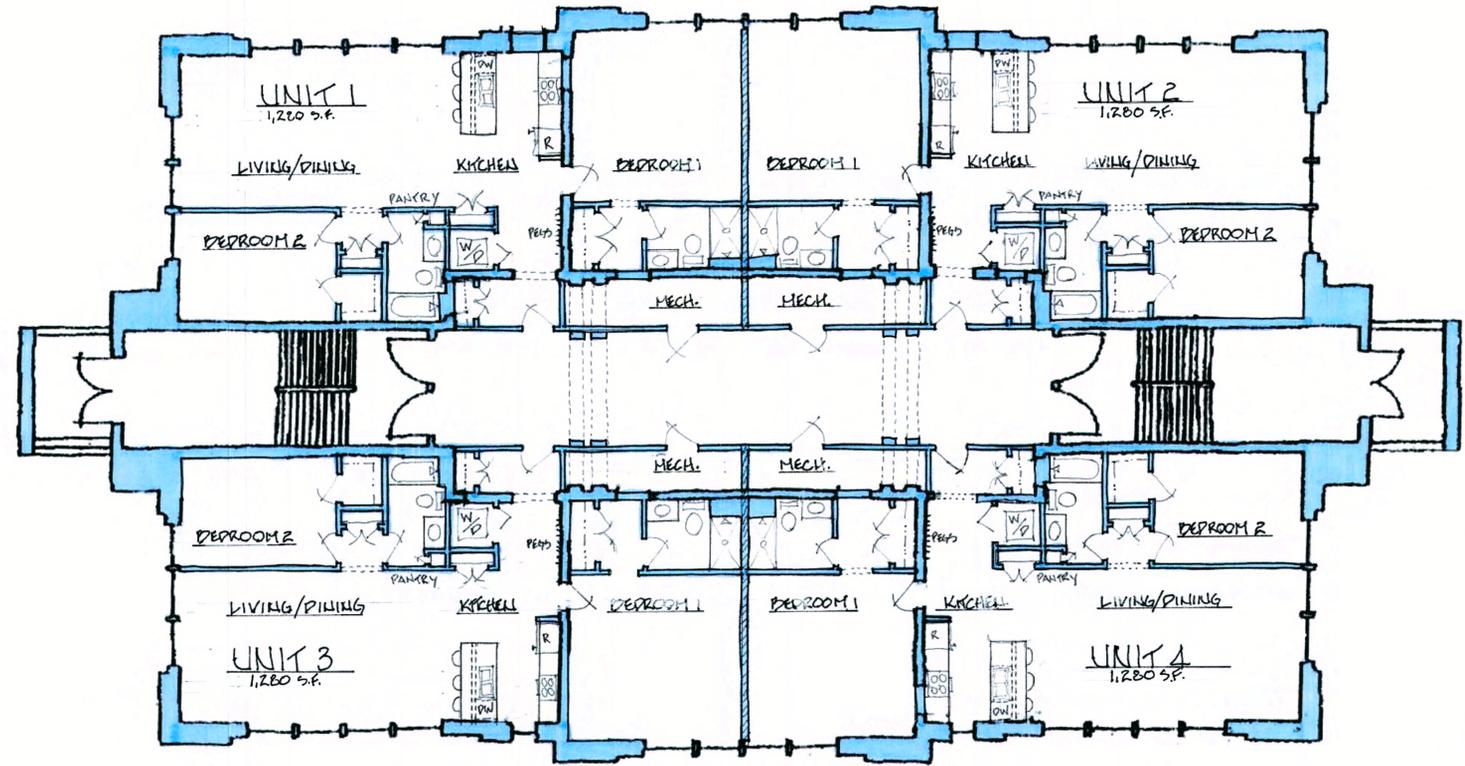
CHK. BY:

DWG. NO.:

Sk2.0

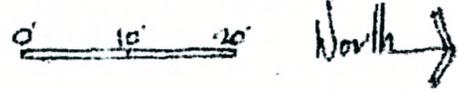


REVISIONS:



Housatonic School 1st Floor

Gross Floor Area: 7275 Sq. Ft.



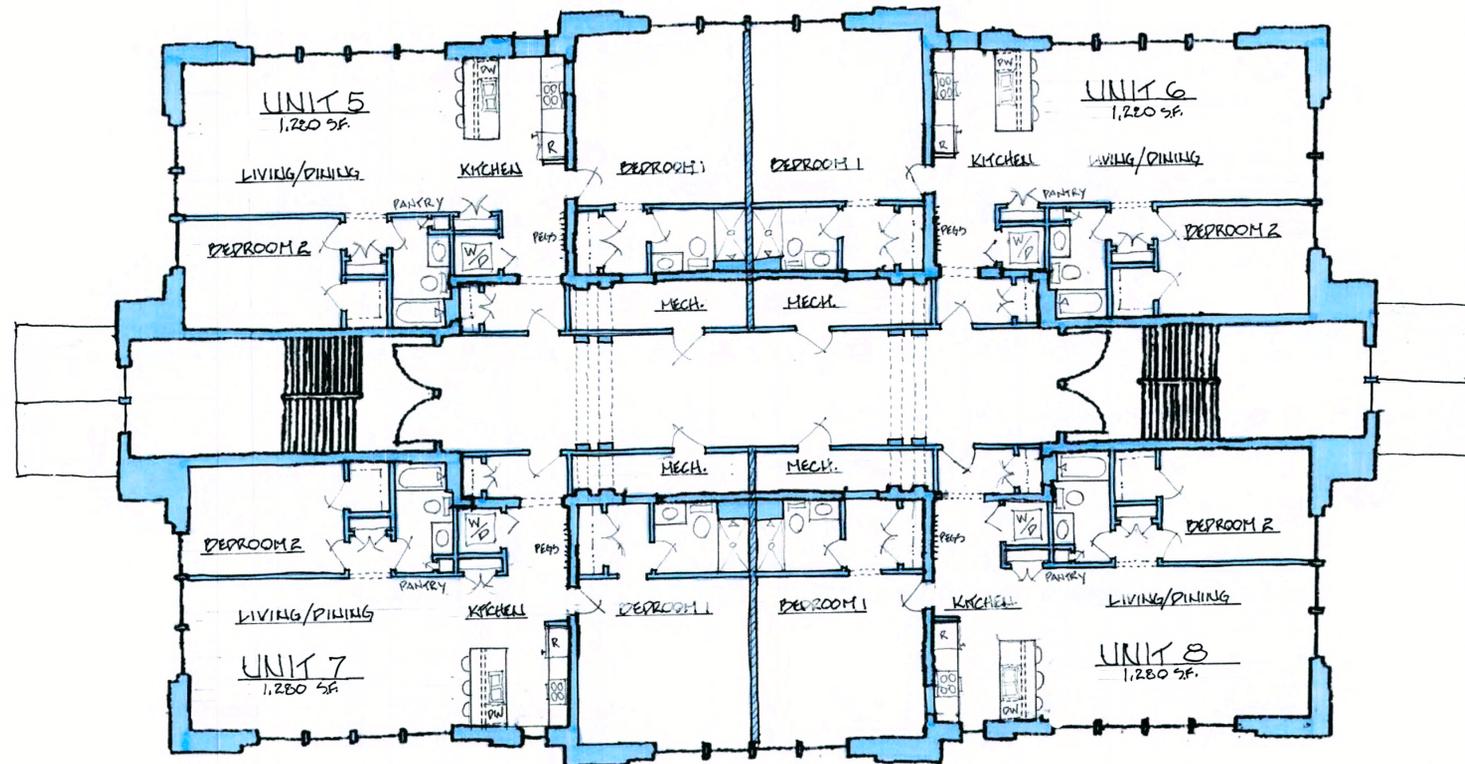
1 First Floor Plan
SCALE: 1/8" = 1'-0"



PROJECT:
**10 FAMILY
ADAPTIVE
REUSE**
HOUSATONIC SCHOOL
MAIN STREET
HOUSATONIC, MA

DWG. TITLE:
**FIRST
FLOOR PLAN**

DATE: 9.22.2022
DRAWN BY: REH
CHK BY:
DWG. NO.:
Sk1.1



Housatonic School 2ND Floor

Gross Floor Area: 7125 sq. Ft.



1 Second Floor Plan
SCALE: 1/8" = 1'-0"



PROJECT:
**10 FAMILY
ADAPTIVE
REUSE**
HOUSATONIC SCHOOL

MAIN STREET
HOUSATONIC, MA

DWG. TITLE:
**SECOND
FLOOR PLAN**

DATE: 9.22.2022
DRAWN BY: REH
CHK. BY:
DWG. NO.:

Sk1.1

Selectboard Meeting Packet for November 7, 2022
Item. 9. a. SB vote to appoint Planning Board Associate Member

From: [Steve Bannon](#)
To: [Mark Pruhenski](#); [Amy Pulver](#)
Cc: [Chris Rembold](#)
Subject: Please put this on the November 7th agenda. Thanks
Date: Friday, October 28, 2022 10:40:12 AM

Good morning Steve,

Last night the Planning Board named Jackie Kain as our Associate member and made a positive recommendation the Selectboard do the same. Please let Jackie and I know when the Selectboard can take this matter up.

Thank you,

Brandee

Stephen Bannon
413-446-6957
Sent from my iPad

JACKIE KAIN STATEMENT OF INTEREST, ETC.

Planning Board Associate

Hi Chris,

Since moving to Great Barrington four years ago, it seems that a remarkable number of my conversations have been about the lack of affordable housing, workforce housing, multifamily housing, concerns about gentrification, short term rentals, the inability to find workers, complaints and fears about the permitting process, etc. Many of these issues are, of course, national not just local. The open position on the town's planning board for an associate presented the opportunity to learn more and to do, whatever I can.

Currently I serve on the Programming & Interpretation Committee for the Du Bois Freedom Center (formerly the Clinton Church Restoration project). I have had the pleasure of working with Malcolm Fick on the Du Bois Center walking tour app, whose official launch is imminent.

Quick Background

My background has largely been in public media with civic engagement being a component part. I worked at the Los Angeles PBS station for 20 years – first as Director of Broadcasting (e.g., programmed the TV station) and then as SVP of New Media (e.g., internet and mobile).

Related projects include:

The Piggyback Yard master plan for the restoration of the Los Angeles River

Four architecture teams collaborated with the Friends of the LA River to reimagine the use of a 26-acre parcel of land owned by Southern Pacific Railroad just east of downtown LA. I produced the website that documented that process -- from meetings with the City to those with neighbors -- to charrettes and the final presentation to the City. My goal was to make sure that this important work was visible to the public and that another master plan didn't end up on a shelf.

Tucson's January 8th Memorial

I was part of the architecture & design team that built the January 8th Memorial in Tucson honoring the victims and survivors of a mass shooting, which included U.S. Congresswoman, Gabrielle Giffords. I organized community outreach in the form of individual "stakeholder" meetings (e.g., parks & sustainability, history, neighbors, economic development) to review the evolution of the design process. I also worked closely with the many different cultural communities in the region including representatives of the Tohono O'odham, the Apache, and the Pascua Yaqui.

Thank you for your consideration,

Jacqueline Kain

From: [GB Accountant](#)
To: [Mark Pruhenski](#)
Cc: [Chris Rembold](#)
Subject: leftover bond proceeds
Date: Monday, October 31, 2022 8:04:53 AM

Good morning,

Mark I sent you an email a bit ago asking to put on an agenda to request that the Select board authorize the unused bond proceeds for completed projects be applied to the debt service payments as allowed by law. Bond counsel in an email to me advised: Lauren, if there are leftover bond proceeds after a project has been completed, and the leftover amount for each project is \$50,000 or less, it can be applied to the payment of indebtedness with the approval of the Select Board. Below are the projects and funds left over which I would like to have released so I can apply it to our next debt payment which is due 11-15-22.

They do not need to vote the amount it could just be a simple statement and vote by them that they vote to apply any leftover bond proceeds for a completed project in the amount of \$50,000 or less to the payment of indebtedness. I have included the amounts and projects for inclusion in an executive summary (if you still do those?). As there are a couple of financials on this upcoming meeting could this be added to the agenda if you have not already please?

Fund 32:	Capital Projects June 30, 2022	
Org	Description	cash for projects 6-30-22
		-
32230	FY18 Cemetery Dump Truck	131.40
32240	FY18 Skid Steer	99.93
32250	FY18 Antenna/Fiber Optic	45.70
32260	FY18 IT Upgrades	0.00
32305	FY19 Housatonic Fire Station Roof	1,536.00
32310	FY19 Police Cruiser	404.57
32320	FY19 Highway Dump Truck	175.00
32330	FY19 Service Truck	0.54
32340	FY19 Cemetery Mower	72.00
32350	FY19 Cemetery Leaf Blower	55.74
32370	FY20 Portable Radios(6)	0.02
32375	FY20 Police Cruisers (2)	0.28
32380	FY20 Turnout Gear	564.51
32385	FY20 F-550 Dump Trucks (3)	4,605.95
32415	FY21 Portable Radios (6)	46.26
32420	FY21 Police Cruisers (2)	4,709.04
32430	FY21 EMS Vehicle	294.10

Selectboard Meeting Packet for November 7, 2022
Item 7. b. Vote to authorize unused bond proceeds

32435	FY21 Jaws of Life	17.92
32445	FY21 Dump Truck w/ Plow + Sander	30.00
32450	FY21 Roadside Mower	11.70
32455	FY21 Mowers (2)	14.00
32460	FY21 1-Ton Roller	7.00
32480	(3) Portable Radios	49.04
32490	(7) Laptops/Tablets for Cruisers	3,198.18
32500	Truck Lift	50.42
95541-58921	Fire Trucks	209.89
95541-58923	Dump Trucks	568.20
95541-58924	Cruisers	5,446.49
95541-58927	Highway Pickup Trucks	18,768.03
		-
		41,111.91

Thank you!

Lauren