



January 11, 2017

Board of Selectmen  
Town of Provincetown  
Response to Town of Provincetown  
Request for Proposals for Development  
Community Center at 46 Bradford Street  
Provincetown, MA 02657

### **Financial Proposal**

We propose to purchase the land, buildings, and improvements for Six Hundred Thousand (\$600,000.00) Dollars at closing / transfer of title. We will be acquiring the site with cash. The sale will be subject to a mutually agreed upon Purchase and Sale Agreement with conditions for a use permit for a workforce housing facility.

Please see enclosed the following:

1. Copy of Proposal Security of \$5,000 check made payable and delivered to The Town of Provincetown in September of 2016.
2. Price Proposal Form aka Attachment 6 **(\$600,000.00)**
3. Letter from Needham Bank
4. Letter from Brookline Bank
5. Additional GRS Workforce Housing Statement

John E. Ciluzzi will be the primary contact for the Respondent. He can be contacted at [jciluzzi@premiercommercial.biz](mailto:jciluzzi@premiercommercial.biz) , or direct dial 508-962-5033 or PO Box 731, Centerville, MA 02632.

Thank you for your time and consideration and we look forward to discussing this matter in the near future.

Very truly yours,

***Ronald Rudnick***  
Ronald Rudnick

***John E. Ciluzzi***  
John E. Ciluzzi

**1550 Falmouth Road, Suite 1    PO Box 731    Centerville, MA 02632**  
**Office: 508.815.5700                      Fax: 508.815.5770**

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



31085201-2

RE: GRS REAL ESTATE SALES LLC

DATE: 09/27/2016

52-0133  
112

PAY TO THE ORDER OF \*\*\* Town Of Provincetown \*\*\*  
Five Thousand AND 00/100

\$5,000.00



DRAWER: TD BANK N.A.

*Jessica M. Whaley*  
AUTHORIZED SIGNATURE

Security Features Details on Back.

⑈ 310852012⑈ ⑆ 011201335⑆ 6265009303⑈



## *Project Financing*

GRS Workforce Housing's proposal to purchase the property is with cash. Please see the Price Proposal form enclosed in a separate envelope.

Also, please see two letters from FDIC insured lending institutions regarding their relationship with Ron Rudnick. Same letters are attached in this proposal from Needham Savings Bank and Brookline Savings Bank.

**NB** **Needham Bank**

**Brookline Bank**

**1550 Falmouth Road, Suite 1    PO Box 731    Centerville, MA 02632**  
**Office: 508.815.5700                      Fax: 508.815.5770**

# BrooklineBank

P.O. Box 179179, Boston, MA 02117-9179

January 4, 2017

The Board of Selectmen  
Town of Provincetown  
c/o John E. Ciluzzi  
260 Commercial Street  
Provincetown, MA 02632

Re: 46 Bradford Street  
Provincetown, MA

To Whom It May Concern:

Ron Rudnick has been a customer of Brookline Bank for over 10 years. During that time we have financed over \$25 million in real estate transactions with him, including acquisition and construction loans, permanent mortgages and adaptive rehab loans, including his award winning adaptive rehab of the Sou'Wester building on Main Street in Chatham. Mr. Rudnick is an extremely capable real estate professional with a strong track record and a strong personal balance sheet. I highly recommend him to you for the workforce housing project he has proposed for the property located at 46 Bradford Street in Provincetown. Based upon the bank's long history with Mr. Rudnick I would welcome the opportunity to entertain an application for financing this project. While I cannot commit to a loan at this point in the process, reflecting on past experience I am quite comfortable saying that the bank will do everything it can to support him in this endeavor.

Please feel free to contact me directly should you have any questions. My direct dial is 617 927-7974.

Sincerely,



Wesley K. Blair, III  
Senior Vice President



January 11, 2017

Mr. David Panagore, Town Manager  
Town of Provincetown  
260 Commercial Street  
Provincetown, MA 02657

RE: 46 Bradford Street, Provincetown, MA

Dear Mr. Panagore:

Mr. Ronald Rudnick is a well-known and well-respected deposit and loan customer of Needham Bank. He has been a residential and commercial customer of the bank for over 30 years and over that time period the bank has engaged in numerous transactions aggregating over \$50 million. All transactions have been handled appropriately and the bank continues to maintain a substantial commercial lending relationship with Mr. Rudnick.

Needham Bank would welcome a financing request from Mr. Rudnick to support the purchase and development of 46 Bradford Street, Provincetown, MA. The project specs and plans as presented are well within Mr. Rudnick's development expertise and financial wherewithal. Mr. Rudnick has a proven track record of developing and managing the proposed type of Workforce Housing and Needham Bank has financed several similar projects for Mr. Rudnick.

Please feel free to contact me at 781-474-5438 for further information or assistance.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Maiona".

Stephanie Maiona  
SVP & Senior Commercial Lender  
Needham Bank

TOWN OF PROVINCETOWN

**REQUEST FOR PROPOSALS (RFP)**

Sale of Community Center Property (46 Bradford Street, Provincetown)

**PRICE PROPOSAL FORM**  
**ATTACHMENT 6**

PRICE

Please write your proposal offer:

Six hundred Thousand Dollars

Print/Type your proposal amount above in written form

\$ 600,000.00

Print/Type your proposal amount above in number form

*Note: Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amounts, the written form will control.*

RONALD Rudnick or his Adminiae

Name of proposer

RONALD Rudnick

Name of person signing proposal

Ronald Rudnick

Signature of person signing proposal

Date 1/5/17

Date

Title Trustee

Title

Address 10 CROSS CROSS LANE  
CHATHAM, MA.

Address

484321/PROV/0332

(Note: This form must be included in the proposal submission)

acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Ronald Rusnick  
Print Name of Disclosing Party (from Section 4, above)

Ronald Rusnick 1/5/17  
Authorized Signature of Disclosing Party Date (mm / dd / yyyy)

Ronald Rusnick Trustee  
Print Name & Title of Authorized Signer

484321/PROV/0332

(Note: This form must be included in the proposal submission)