

MOHAWK THEATER

PROPOSAL FOR SALE OF PROPERTY AND REUSE

NARRATIVE

1. DESCRIBE THE PROPOSED USE OF THE SITE AND THE PUBLIC BENEFITS THE CITY MAY EXPECT TO RESULT FROM THIS USE

The historic Mohawk Theater will be re-imagined as a multi-purpose, flexible space designed to accommodate a wide range of activities. The redevelopment of the Mohawk Theater will reinforce the cultural corridor between Williamstown and North Adams and will provide North Adams with an economic catalyst with both short-term and long-term benefits. Groups of up to 1000 will be accommodated with a completely new and purpose-built infrastructure including a level floor structure, electrical power and lighting, plumbing, HVAC, audio-visual and WiFi. Back-of-house facilities will include off-street loading, storage and maintenance. It will be planned to operate both independently and in tandem with the adjacent proposed Dowlin Hotel under the same ownership.

Event Space

- Weddings
- Banquets
- Product launches
- Corporate Meetings
- Conferences
- Seminars
- Conventions
- Awards ceremonies
- Workshops
- Team Building Exercises

Exhibition Space

- Art
- Trade shows

Performance Space

- Dance
- Theater
- Film
- Music
- Comedy

Short-term benefits during construction include the purchase of building materials and the creation of jobs in all building trades during all phases of the development.

Long term economic benefits during the operation of facility, with jobs created for both full and part-time workers:

- Catering: chefs, captains, servers, bartenders, host / hostess
- Musicians, DJs
- Event planning, design, production
- Furniture, props, & equipment rental
- Lighting, video, sound, staging, power, IT
- Photographers, videographers
- Florists
- Security & Insurance
- Maintenance

2. DESCRIBE ANY PROPOSED IMPROVEMENTS OR INVESTMENTS TO BE MADE ON THE SITE.

The re-development of the Mohawk Theater will take place in several phases. After an initial assessment of the existing conditions, including structure, plumbing and drainage, roof, integrity, and the presence of potentially hazardous materials, the first phase will be full restoration of the structural, lighting, and cosmetic components of the historic Marquee.

The second phase will include replacing the existing roof surface, any necessary structural repairs, repointing existing brick, upgrading of plumbing and drainage and electrical infrastructure. A key component of the re-development will be the replacement of the existing sloped floor with a flat floor that will allow for complete accessibility as well the required flexibility for a multi-purpose venue of this nature. Toilet facilities capable of handling a potential occupancy of 1000 will be installed, as well as a catering kitchen. The historic proscenium will be restored and preserved as a character defining element.

3. DESCRIBE THE PROPOSED SCHEDULE FOR IMPROVEMENTS AND INVESTMENTS

Phase 1 – Assessment of existing conditions and restoration of Marquee: 6-12 months

Phase 2 – Re-development of facility: 2 – 4 years
(contingent upon discovery of unknown conditions)

4. DESCRIBE THE PROPOSER'S PRIOR EXPERIENCE, INCLUDING THE LAST (UP TO) THREE PROJECTS OF A SIMILAR NATURE

Veselko Buntic has over 35 years experience in New York City in the construction of cultural and residential facilities. He is currently invested in North Adams with the purchase and rehabilitation of the 33 Eagle Street Apartment Building and the Dowlin Building, 103 Main

Street, which will be developed as a hotel. Recent projects similar in nature to the adaptive re-use of the Mohawk Theater include the following:

1. Sound River Studio, Long Island City– Conceived, designed, built, and operates this unique waterfront multi-purpose venue for over 10 years, featuring an event space and expansive terrace accommodating up to 350 people and featuring a private dock on the East River. The facility is a conversion of an industrial warehouse.

Inside look of the Sound River Studios



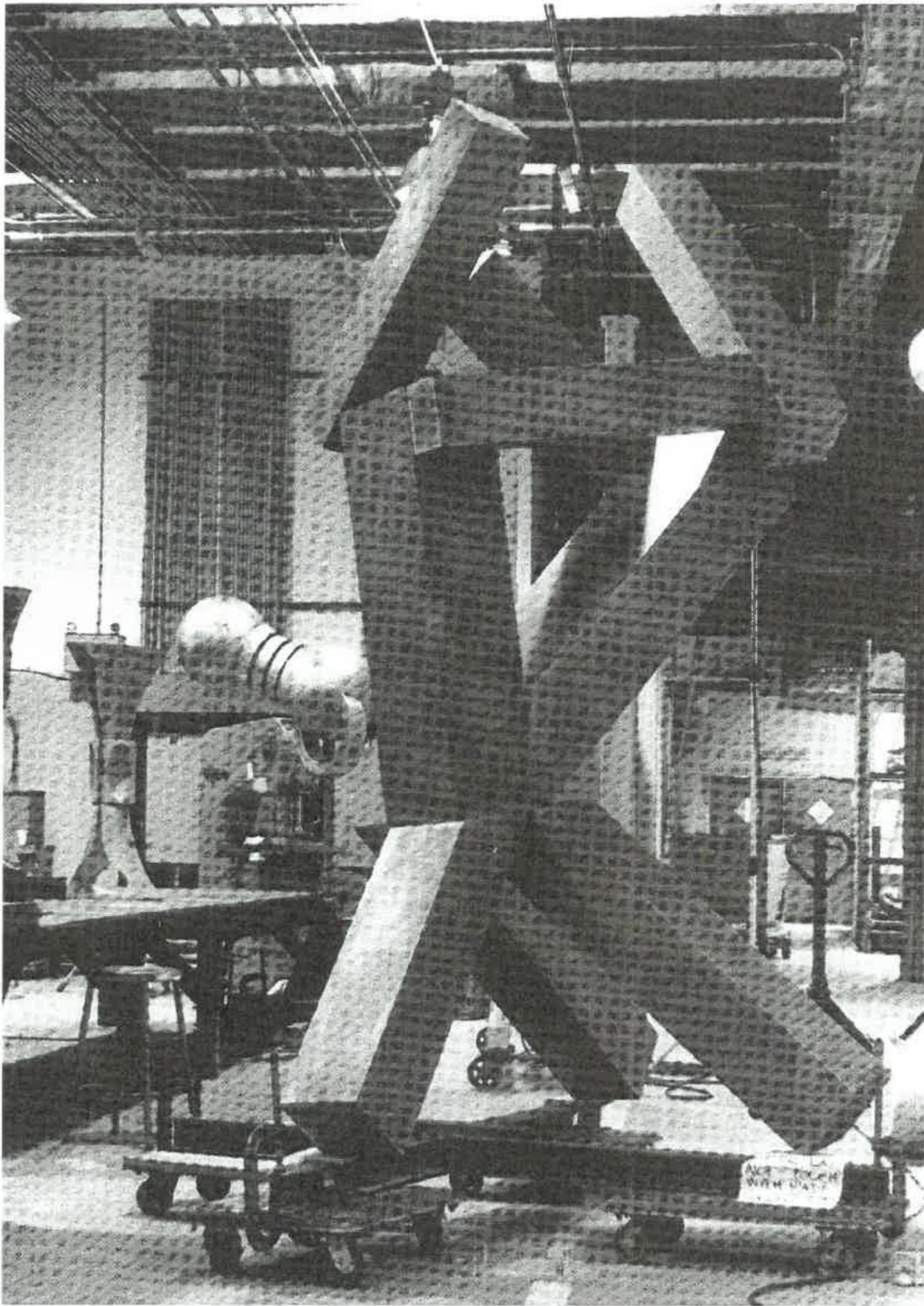


2. Plaxall Gallery – Conversion of an industrial facility into a multi-purpose event space and gallery for exhibitions and performances of over 22,000 square feet.
Inside of the Plaxall gallery space





3. Shapiro Studio – Conversion of an industrial facility into a 45,000 square foot studio for internationally renowned sculptor Joel Shapiro in Long Island City, New York.



Façade look of the Shapiro's studio



5.DESCRIBE HOW THE PROPOSED PROJECT WILL BE FINANCED, INCLUDING DESCRIPTIONS OF SOURCES AND USES OF FUNDS

The re-development will be financed with a combination of private investment and institutional sources.

REQUEST FOR PROPOSALS NA-2021-010
Sale and Reuse of Property – Mohawk Theater

Price proposal



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of Community Development, Compliance and Procurement Officer

The proposer offers the following purchase price, payable in cash, certified check, or wire transfer of funds upon delivery of the deed to the parcel designated as Map 125, Lot 15, Map 126, Lot 32 and Map 126, Lot 32-B in the City of North Adams:

Proposed price \$ 21,000.00

(Twenty One Thousand and 00/100 Dollars)
Repeat in words the total amount

Proposer's name Dowlin Building LLC
Contact person Veselko Buntic
Address 101-107 Main Street
City, State ZIP North Adams, MA 01247
Telephone 646-207-1333
Email MILETINAINC@YAHOO.COM

Signature

A handwritten signature in dark ink, appearing to read "Veselko Buntic", is written over a horizontal line.

10/22/2021
Date

REQUEST FOR PROPOSALS NA-2021-010
Sale and Reuse of Property – Mohawk Theater

Tax compliance certification



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of Community Development, Compliance and Procurement Officer

To: Prospective bidders; providers of goods, services, real estate; licensees and contractors
Re: Tax compliance certification

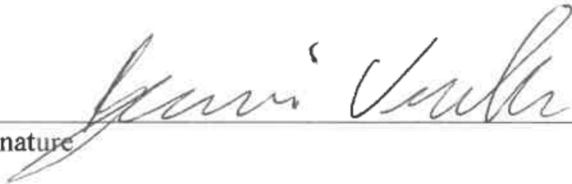
Chapter 233 (Sections 35 and 36) of the Acts and Resolves of 1983 enacted the Revenue Enforcement and Protection Program, effective July 1, 1983. One aspect of this law requires providers of goods and/or services to attest under the penalty of perjury that they are in compliance with all laws of the Commonwealth of Massachusetts relating to taxes.

To comply with this requirement, please sign the form below and return it with the proposal package.

Any person failing to sign the attestation clause shall not be allowed to obtain, renew, or extend a license, permit, or contract.

Pursuant to MGL Chapter 62C, Section 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I have filed all state tax returns and paid all state taxes required under the law.

Corporate name Dowlin Building LLC
SSN or FID 82-1037622

Corporate officer signature  10/22/2021
Date

REQUEST FOR PROPOSALS NA-2021-010
Sale and Reuse of Property – Mohawk Theater

Non-collusion affidavit of prime proposer



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of Community Development, Compliance and Procurement Officer

Project: Sale and Reuse of Property – Mohawk Theater
(Identified as Map 125, Lot 15, Map 126, Lots 32 and 32-B)
Commonwealth of Massachusetts
County of Berkshire

Dowlin Building LLC, being first duly sworn
Bidder's name

(1) They are

Dowlin Building LLC of North Adams, MA
The bidder that has submitted the attached bid

- (2) They are fully informed respecting the preparation and contents of the attached bid and of all pertinent circumstances respecting such bid.
- (3) Such bid is genuine and is not a collusive or sham bid.
- (4) Neither the said bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including the undersigned, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other bidder, firm or person to submit a collusive or sham bid in connection with the contract, or had in any manner, directly or indirectly, sought by agreement or collusion or communication or convergence with any other bidder, to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the owner or any person interested in the proposed contract; and
- (5) The price or prices quoted in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the bidder or any of its agents, representatives, owners, employees, or parties in interest, including the undersigned.

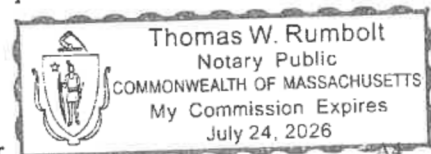
[Signature] Duly Authorized Signatory
Signature Veselko Buntic Title

On this 22nd day of October, 20 21, before me, the undersigned notary public, personally appeared Veselko Buntic, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose. as duly authorized signatory of Dowlin Building LLC.

Subscribed and sworn to before me this 22nd day of October, 20 21

[Signature]
Notary public THOMAS W. RUMBOLT

7/24/26
My commission expires



REQUEST FOR PROPOSALS NA-2021-010
Sale and Reuse of Property – Mohawk Theater

Non-discrimination affidavit



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of Community Development, Compliance and Procurement Officer

Project: Sale and Reuse of Property – Mohawk Theater
(Identified as Maps 125, Lot 15; 126, Lot 32; and 126, Lot 32-B)

Commonwealth of Massachusetts
County of Berkshire

The undersigned being duly sworn, deposes and states that they are the sole owner, partner, president, treasurer or other duly authorized agent or official of

Proposer's name	<u>Dowlin Building LLC</u>
Address	<u>101-107 Main Street</u>
City, State ZIP	<u>North Adams, MA 01247</u>
Telephone	<u>646-207-1333</u>
SSN or FID	<u>82-1037622</u>

and certifies under penalty of perjury that to the best of their knowledge and belief, said bidder has not, either directly or indirectly, discriminated against any employee or applicant for employment because of their race, color, religion, national origin, sex, sexual orientation, age, mental or physical disability. Additionally, bidder has complied with all provisions and requirements of the Equal Opportunity, Anti-discrimination and Affirmative Action programs.

Signed under penalties of perjury.

[Signature]
Signature Veselko Buntic

Duly Authorized Signatory
Title

On this 22nd day of October, 20 21, before me, the undersigned notary public, personally appeared Veselko Buntic, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose. as duly authorized signatory of Dowlin Building LLC.

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Notary public

My commission expires

7/24/26

