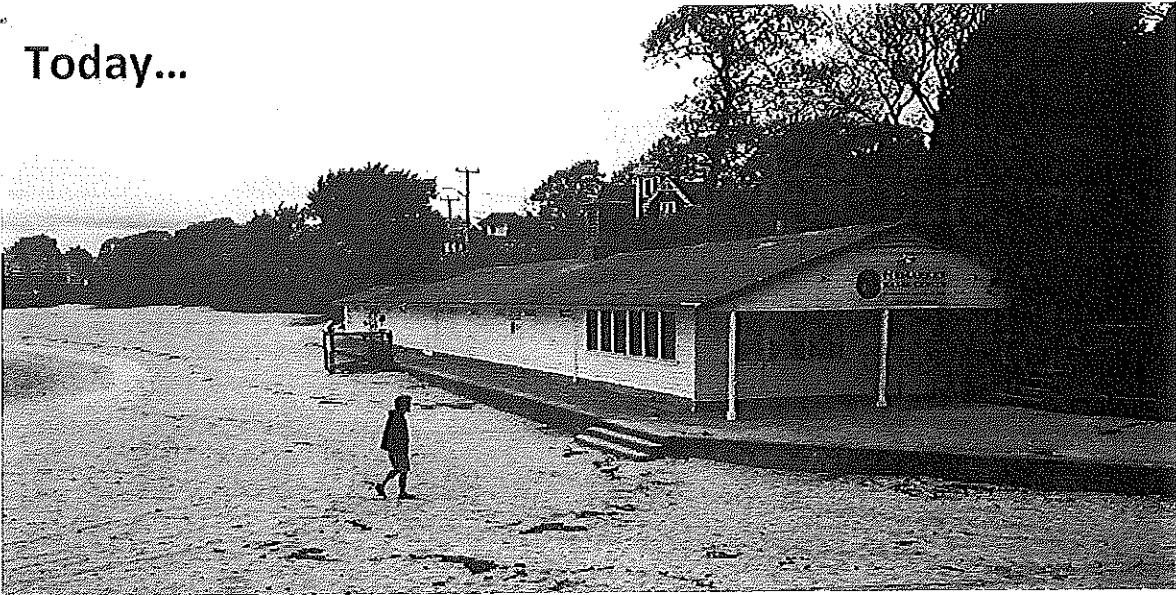


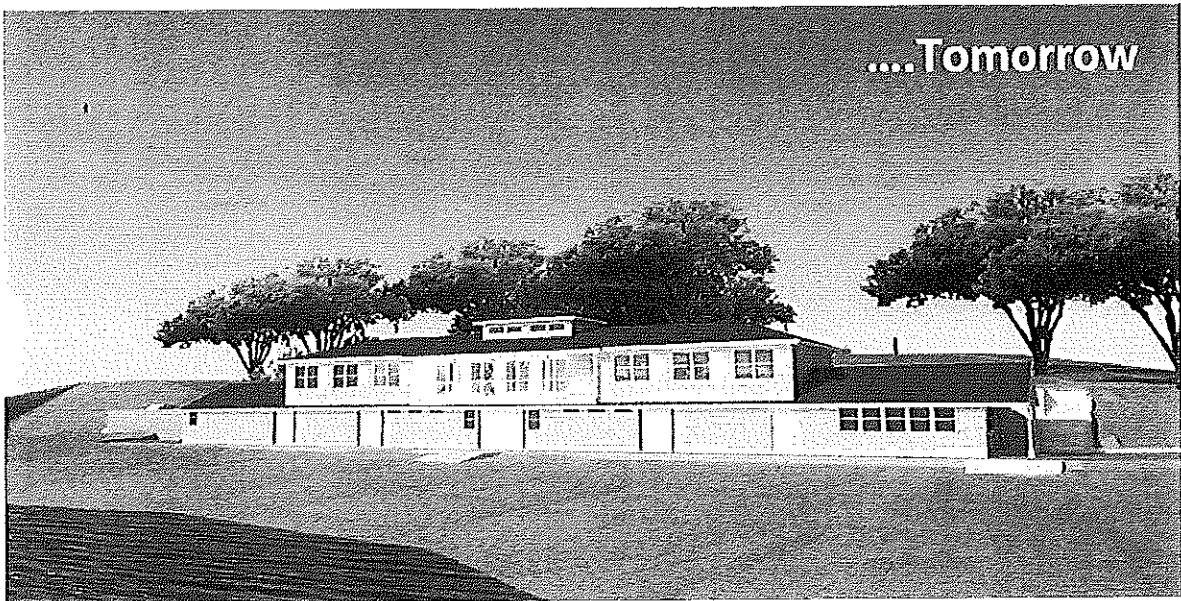
Proposal for the 99-Year Lease of the Onset Bathhouse

Including the total rehabilitation and maintenance of the historic Onset Bathhouse as the cornerstone of a community-oriented educational center dedicated to engaging people of all ages with the waters of Buzzards Bay

Today...



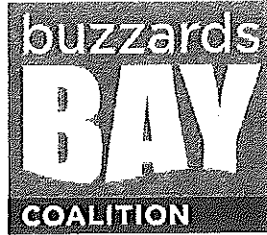
....Tomorrow



Submitted by the Buzzards Bay Coalition

114 Front Street, New Bedford, MA 02740

April 22, 2016



Mr. Derek Sullivan
Town Administrator
Town of Wareham
54 Marion Road
Wareham, MA 02571

April 22, 2016

Re: Proposal for the 99-Year Lease of the Onset Bathhouse

Dear Mr. Sullivan:

On behalf of the Board of Directors of the Buzzards Bay Coalition, I am pleased to submit the enclosed Bid for the 99-Year Lease of the Onset Bathhouse.

The Buzzards Bay Coalition was founded in 1987 as a 501(c)(3), membership-supported nonprofit organization dedicated to the restoration, protection, and sustainable use and enjoyment of Buzzards Bay and its watershed. We are supported by more than 8,000 individuals, families and businesses throughout the region, including nearly 300 in Wareham.

The 99-year lease and rehabilitation of the historic Onset Bathhouse is the central component of the Coalition's goal of establishing a permanent "Onset Bay Discovery Center" to provide high-quality, on-the-water programs that engage people of all ages in active outdoor programs focused on building connection and a sense of stewardship toward Buzzards Bay. We are excited to bring a wide range of sailing, rowing, paddling and ecological education programs to Wareham.

The proposal contained here describes our unique qualifications and readiness to take on the total rehabilitation of the historic Onset Bathhouse to serve as the headquarters for this initiative. We look forward to working with you and the Wareham Board of Selectmen to finalize a Lease and commence program implementation as soon as possible. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Rasmussen". The signature is fluid and cursive.

Mark Rasmussen
President

Attached: Proposal, Required Statements, and Attachments
\$2,000 Security Deposit Bank Check

cc: Wareham Board of Selectmen

www.savebuzzardsbay.org

114 Front Street, New Bedford, Massachusetts 02740 | Tel: 508-999-6363 Fax: 508-984-7913
211 Luscombe Avenue, Woods Hole, Massachusetts 02543 | Tel: 508-540-6222 Fax: 508-540-5222

TOWN OF WAREHAM
PROPOSAL FORM
ONSET BATH HOUSE

Date: April 22, 2016

1. Name and address of Individual, Corporation or other Entity submitting this proposal:

Buzzards Bay Coalition, Inc.
114 Front Street, New Bedford, MA 02740
Tel. 508-999-6363 x.201
Contact: Mark Rasmussen, President

The following information shall be provided on this form or on such additional sheets as shall be required:

2. The Individual, Corporation or other entity submitting this proposal operates on a not-for-profit basis. Evidence of not-for-profit status is attached to this proposal form.

Yes No

See Attached:
IRS 501(c)(3) Tax Exempt Certification
Massachusetts Department of Revenue Sales/Use Tax Exemption

3. Provide a brief history of the entity submitting this proposal, including length of time in existence, name and address of officers or trustees, current location, description of current operations, including number of employees, students, patients, clients, visitors, etc. prior leased properties and name and address of landlord in each instance.

The Buzzards Bay Coalition (the "Coalition") was founded in 1987 as a membership-supported nonprofit organization dedicated to the restoration, protection, and sustainable use and enjoyment of Buzzards Bay and its 432 square mile watershed. The Coalition works to improve the health of the Bay ecosystem for all through education, conservation, research and advocacy.

A staff of 16, two seasonal employees, and more than 140 active volunteers, including 15 board members, operate on an annual budget of \$2 million for FY 2016 and are supported by more than 8,000 individuals, families and businesses throughout the region, including nearly 300 in Wareham and Onset. Attached to this proposal is a list of all current Board, Staff and Leadership Council members.

The Coalition pursues its mission through specific programs aimed at protecting and improving Bay health and building public awareness. These programs include: a Bay-wide

Water Quality Monitoring Program which utilizes more than 100 volunteers to sample water quality in 30 coves and harbors; education programs aimed at engaging residents—from schoolchildren to families to municipal decision-makers—in making informed decisions about the Bay; a Watershed Protection Program which supports the conservation and restoration of bay watershed lands and habitats; and a Baykeeper advocacy program which works to support bay protection and restoration.

The Coalition has been deeply connected in Wareham since our inception and has the experience to build Onset into a strong center for Bay Discovery. In 2015, we hosted 16 Bay Adventure Programs such as kayaking and Learn to Quahog in Wareham with 197 participants and provided educational programs for every 4th grader at no cost to the town.

The organization is headquartered in the 12,000 sf 'Buzzards Bay Center' in New Bedford's Waterfront Historic District and National Park. This \$4.5 million rehabilitation of an 1832 structure was completed in 2011 and provides the recent fundraising and construction experience necessary to guide the Onset Bathhouse renovation. The building has won numerous awards for both historic preservation and environmentally-sensitive design.

In addition to our ownership of our New Bedford headquarters, we also lease a building at 21 Luscombe Avenue in the heart of Woods Hole village in Falmouth, MA to serve as our Cape Cod office and summer education center. Our landlord is the Naushon Trust, Inc. and contact is Michelle Losert, Island Manager, at michelle@naushonfarm.org.

4. State the proposed annual rent and payment schedule. Rent may be stated as an initial annual rent payment, with periodic adjustment to reflect changes in an identified index, such as the Metropolitan Boston consumer price index, provided that at no time shall adjusted rent be reduced below the level of the prior year. It is the intent of the Town that rental payments shall commence upon execution of the lease, regardless of the timing of occupancy of the leased premises.

The Buzzards Bay Coalition will renovate the Onset Bathhouse for use as educational, public function and boat and water-dependent equipment storage space and regularly maintain the building and grounds around the Onset Bathhouse in good condition at its sole expense.

We do not propose to make any annual cash rent payments throughout the life of the Lease. In exchange for a 99-year Lease from the Town of Wareham, the Buzzards Bay Coalition pledges to make the following cash and other investments in Onset:

1. Historic Rehabilitation of the Onset Bathhouse: The Buzzards Bay Coalition will invest no less than \$1,750,000 in the complete renovation of the Onset Bathhouse. The structure itself, currently dilapidated but structurally-sound, would be restored to its turn-of-the-century splendor, including reconstruction and expansion of an original second level to serve as a classroom/function space. An Architectural Feasibility Study has been completed and highlights are included as part of this proposal.

This \$1,750,000 in privately raised funds are in addition to the \$215,000 in Wareham CPA funding requested at April 2016 Town Meeting to support the exterior historic components of the Onset Bathhouse restoration. If distributed evenly across a 99-year Lease Term (1,188 months), \$1,750,000 equals \$1,473 per month. In our case, this entire investment will be made within two years of the commencement of the Lease. We suggest that this spending commitment be incorporated into the lease terms for the property.


We estimate that our costs to properly maintain and insure the renovated building and surrounding grounds of the Onset Bathhouse will be no less than \$35,000 annually. These costs will be borne entirely by the Buzzards Bay Coalition.

2. New Onset Jobs: The rehabilitation of the historic Onset Bathhouse is the central component of the Buzzards Bay Coalition's goal of establishing a permanent "Onset Bay Discovery Center" to provide high-quality on-the-water programs that engage people of all ages in a wide range of active outdoor activities and educational programs. The Center will hire two Full-Time Staff persons to manage the program. These positions will be based in Onset thereby contributing to the economic vitality of the village. Seasonally, up to 12 summer hires will join the two full-time staff to deliver on-the-water programs. We project the annual, and ongoing cost of these year-round and summer Onset jobs to be \$162,000 by FY2020.
3. Subsidizing Affordable On-the-Water Programs: We project the annual operating costs of our programs at the Onset Bay Discovery Center to be approximately \$260,000 within two years of start-up. Of this budget, we envision that only \$50,000, or 20%, will be generated from participant fees. The remaining \$210,000 will be raised annually by the Buzzards Bay Coalition from other private sources in order to keep program costs affordable, particularly for lower-income residents. While costs for different on-the-water programs will vary based on the time and equipment involved (ie. week-long sailing sessions v. an afternoon beach exploration program), all programs will be designed with affordability as a primary objective. This is a direct investment in the children and families of the Wareham area.
4. Shoreline Access Improvements to Wickets Island: As part of our investment in the Onset Bathhouse, we will also commit to improving the public's use and enjoyment of Wickets Island through restoration of the stone pier and installation of new floats at the island. This work will be done entirely at our own expense for the benefit of everyone in Wareham. We estimate the cost of pier and access improvements at Wickets to be \$200,000.
5. **The Prospective Lessee agrees to execute a Lease Agreement in substantially the form included in the Request for Proposals within thirty (30) days of delivery of such lease by the Town.**

Yes No

Attached to this proposal, we have included a site plan showing an approximately 15,000 square foot area of beach and coastal bank immediately surrounding and containing the 25.5' x 175' footprint of the Onset Bathhouse, that we suggest be added to the area to be acquired as part of the Bathhouse lease. We believe this adjacent area is necessary to properly utilize the building for planned educational programs and to provide for its security and maintenance.

Proposal Submitted By:



Mark Rasmussen, President
Buzzards Bay Coalition, Inc.

PROJECT DESCRIPTION

The 99-year lease and rehabilitation of the historic Onset Bathhouse is the central component of the Buzzards Bay Coalition's goal of establishing a permanent "Onset Bay Discovery Center" to provide high-quality, on-the-water programs that engage people of all ages in a wide range of active outdoor activities and educational programs focused on building connection and a sense of stewardship toward Buzzards Bay.

Our vision for the Onset Bay Discovery Center involves a complex of diverse natural lands on Onset Bay anchored at and supported by a facility at the Onset Bathhouse in the heart of the Village. This summer we will close on the acquisition of 26 acres of beach, dune, tidal flats and coastal forestland on Onset Bay at Burgess Point and Wickets Island (partially funded by vote of Wareham Town Meeting in October 2015). These lands will provide the destinations for Bay ecology and on-the-water programs.

The Onset Bay Discovery Center programs to be operated out of the Bathhouse will be modeled on the Duxbury Bay Maritime School (www.dbms.org). Founded in 1998, DBMS is a non-profit organization open to all which offers a variety of programs for all ages and serves more than 2,000 people each summer. On-the-water programs at the DBMS include sailing, rowing, kayaking and standup paddleboarding for children and adults from beginners to racers, kayaking for children, sailboat rental program for adults and motorboat training for teens and adults. On-shore educational programs include ecology, fishing and shellfish programs, boating safety courses, and a variety of seminars. We are committed to bringing a similar wide range of on-the-water programs to Onset and aim to grow to serve at least 1,000 children and adults by our fifth year of operation.

The historic Onset Bathhouse facility, once fully restored, would again become a central part of summer life in Onset Village. Program administration, daily gathering, drop-off, classroom and meeting space, boat and equipment storage would all operate out of this facility and provide the launching point for exploring Wickets Island, Burgess Point and the saltmarshes of Shell Point Bay. The structure itself, currently dilapidated but structurally-sound, would be restored to its turn-of-the-century splendor, including reconstruction and expansion of an original second level to serve as a classroom/function space. An Architectural Feasibility Study has been completed and is included as part of this proposal.

Typical programs will involve 10-30 participants at a time with multiple programs taking place concurrently only in the summer months. The majority of participants will be children, therefore traffic impacts will be limited to car drop-off of program participants. The maximum seating capacity of the building for an occasional function will be less than 100 and attendees will be required to seek paid street parking. We hope to gain permission from the Town of Wareham for three dedicated parking spaces on Onset Pier or nearby for the Center's full-time staff and a guest, but that is not requested to be part of our Lease.

Operationally, the Onset Bay Discovery Center will become a core program of the Buzzards Bay Coalition and our staffing and operations will increase to manage the Center. Our plans

call for a full-time Center Director and Assistant, based at the Bathhouse in Onset, to manage all aspects of the facility and programs. The Center Director will also hire and manage a team of seasonal staff, including sailing instructors and environmental educators, who will implement on-the-water programs. The use of seasonal staff, hired and managed by a year-round Director is based on the staffing model of the Community Boating Center in New Bedford and the Duxbury Bay Maritime School which operate similar programs.

The Buzzards Bay Coalition's lease of the Onset Bathhouse meets the needs of the community in Onset specifically – and Wareham more generally – in several important ways.

First, this project will restore an iconic historic structure in Wareham, which is falling into disrepair, with 90% of the funding for that renovation coming from non-municipal sources. The Bathhouse was once the center of activity in Onset, but has been disused/underutilized for decades. Restoring this building to its former glory will preserve a unique piece of cultural history for Wareham residents.

Second, the transformation of the Bathhouse as part of the creation of an Onset Bay Discover Center will provide much needed environmental programming to the people of Wareham, as well as surrounding towns. Wareham has very few offerings for field-based environmental programs – especially for low-income families. Consequently, nowhere else on Buzzards Bay do youth grow up so close to the Bay with so few ways to connect with it. Additionally, without access to or familiarity with boats, residents are bound to the beach and nearshore swimming. The wonders of the Bay's ecology and its fish and shellfish remain a mystery. The Onset Bay Discovery Center will help the children and families of Wareham build a stronger connection to the outdoors, foster a sense of stewardship for the local environment, and learn about the town's historical and cultural connections to the water.

Third, the project supports the town's efforts to promote tourism and economic development in Wareham. Restoration of the Bathhouse to its historic beauty will enhance the aesthetic quality of Onset for tourism and business expansion and supports residential and commercial property values.

CRITERIA FOR EVALUATION

1. Financial Ability

The Buzzards Bay Coalition's financial position is strong thanks to the ongoing support of our loyal members and donors. We possess net assets of almost \$8 million, including a nearly \$2 million endowment fund, and raise \$2 million in Operating Income each year.

The Buzzards Bay Coalition is launching a capital campaign in early 2016, which will provide funding for the Onset Bay Discovery Center and Bathhouse renovation project, including funding for the expansion of staff and programming at this location. Not only does the Coalition have a history of solid operational financial results, but we also have a track record of successfully executing capital campaigns to support physical and programmatic expansion. On the operating side, we have regularly seen average increases of 10% per year in our operating income. We expect future increases of similar proportions that will support expanded programs at the Bathhouse and support its maintenance and upkeep.

On the capital campaign side, in the last 15 years, we have successfully completed two capital campaigns raising \$5 million and \$11 million respectively from private sources. In the \$11 million Campaign for Buzzards Bay, which ended in 2011, we raised \$4.5 million for the renovation of the Coggeshall Counting House, our permanent headquarters in New Bedford. Many of the donors who supported these campaigns, continue to form the core of our organization's donor base and have shown great enthusiasm for the Onset Bay Discovery Center project.

Our fundraising plan for the overall Onset Bay Discovery Center project establishes a \$5,025,000 total need with \$775,000 to be spent on land acquisitions at Wickets Island and Burgess Point; \$2,250,000 in facility improvements at the Onset Bathhouse and Wickets Island pier; \$750,000 in staff hires; \$250,000 in program boats and equipment; and establishment of a \$1 million Endowment to help support the Center in perpetuity.

2. Renovation of Facility

Last year, the Coalition hired Richard Renner Architects to complete an Architectural feasibility Study of the Onset Bathhouse as a first step toward understanding the suitability and condition of the structure to support our vision for the Onset Bay Discovery Center. Renner subcontracted to both a structural engineer and a cost estimator to aid in their assessment. The study was completed in November 2015.

The Renner study determined that the structure could meet our program and space needs with the reconstruction reconstruction and expansion of its historic second level to serve as a classroom, office and function space. The attached Floor Plan shows our plans for the shared use of the First Floor for primarily boat and marine equipment storage and a new Second Floor which will be accessed at grade from Bayview Park due to the building's situation

against the hill. This configuration represents our bare minimum space needs and we hope to increase the square footage available for us, particularly on the new second floor, once we move to full Construction Drawings.

On the exterior, we look forward to restoring the building to its turn-of-the-century splendor. Working from historic photos and postcards, we will draw inspiration from the building's many lives to bring back its Victorian rooflines, its unique 'Onset-style' red roof, its board siding, and historically-appropriate windows.

We will move forward with design and permitting of the Bathhouse renovation immediately upon signing of a 99-year Lease and will complete construction within two years. The challenge with construction timing will be the desire to avoid work within the core May-September beach season.

Renner estimated the total cost for the rehabilitation of the Bathhouse as described above to be \$1.96 – 2.13 million. We plan to fund this renovation utilizing \$215,000 in support from the Wareham Community Preservation Fund for the exterior historic components of the renovation, and no less than \$1,750,000 in private fundraising.

In 2010, we completed the total rehabilitation of the historic 1832 Coggeshall Counting House in the New Bedford Waterfront Historic District to serve as our headquarters. This \$4.3 million project – also designed by Architect Richard Renner and financed by our organization - involved the transformation of this 12,000 sf, 4-story, derelict building into a model of historic restoration and energy-efficient, green design. The building has received numerous design and construction awards since its completion including the MA Historic Commission's prestigious Historic Preservation Award in 2011. We believe this recent experience makes us uniquely qualified to undertake the Onset Bathhouse restoration.

3. Educational Component

The Onset Bay Discovery Center programs to be operated out of the Bathhouse will be modeled on the Duxbury Bay Maritime School (www.dbms.org). Founded in 1998, DBMS is a non-profit organization open to all which offers a variety of programs for all ages and serves more than 2,000 people each summer. On-the-water programs at the DBMS include sailing, rowing, kayaking and standup paddleboarding for children and adults from beginners to racers, kayaking for children, sailboat rental program for adults and motorboat training for teens and adults. On-shore educational programs include ecology, fishing and shellfish programs, boating safety courses, and a variety of seminars.

The staff and founder of the Duxbury Bay Maritime School are assisting us in the development of program budgets, staffing plans and boat equipment purchases for the Onset Center.

We are committed to bringing a similar wide range of on-the-water programs to Onset and aim to grow to serve at least 1,000 children and adults by our fifth year of operation. In doing

so, we will build upon our experience and involvement with educational programming already underway in Wareham. In 2015 alone, we hosted 16 Bay Adventure Programs such as kayaking and Learn to Quahog in Wareham with 197 participants and provided educational programs for every 4th grader at no cost to the town.

The proposed Onset Bay Discovery Center has received strong public from across the community – town officials, community-service providers, business and tourism advocates, and private landowners. This support provides a solid base from which to build the partnerships necessary to bring children and families to the Center.

The Greater New Bedford Boys & Girls Club operates a facility in Onset that serves more than 100 youth in summer daycare programs. These children have very limited access to the world of Onset Bay and the Club is eager to partner with us. From a tourism and economic development perspective, the members of the Onset Bay Association are excited to see the Onset Bay Discovery Center help draw new people to a lively Village. Additionally, we look forward to deepening our partnership with the Wareham Land Trust to expand outdoor programming using the Bathhouse facility as a launching pad. Finally, Nemasket Kayak Company, the current and future tenant of a portion of the Bathhouse, is strongly supportive of the project and plans to expand their operations with renovation of the Bathhouse.

4. Municipal Use

The Buzzards Bay Coalition will provide no less than 444 square feet, or 12%, of floor area for Municipal Use by the Town of Wareham as follows.

We will set aside 144 sf of the Onset Bathhouse for exclusive Municipal Use. This space, shown on the attached proposal floor Plan as 'Onset Beach Office,' is located at the western end of the existing building on the ground level and includes its own exterior entrance. In addition to this exclusive use area, we propose to make available an additional shared space of no less than 300 sf to the Wareham Harbormasters department in support of its 'Wareham Oyster Restoration and Water Quality Enhancement Program'. This Project will take important steps toward restoring Wareham's once abundant oyster populations to the benefit of local marine biodiversity and water quality.

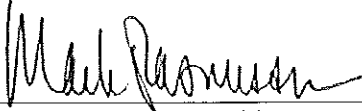
In an April 12, 2016 letter, attached, we recently pledged our support of this project including a commitment to host (1) an oyster upweller at either the floating dock at our Burgess Point or Wickets Island reserves in Onset Bay, and (2) shared space on the ground level of the Onset Bathhouse to assist with indoor 'wet lab' needs for oyster cultivation.

REQUIRED STATEMENTS

All proposals shall include the following statements:

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee club, or other organization, entity, or group or individuals.




Mark Rasmussen, President, Buzzards Bay Coalition, Inc.

CERTIFICATE OF COMPLIANCE WITH STATE TAX LAWS AND UNEMPLOYMENT COMPENSATION CONTRIBUTION REQUIREMENTS

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I Mark Rasmussen as authorized signatory for Buzzards Bay Coalition, Inc. whose principal place of business is at 114 Front Street, New Bedford, MA 02740 do hereby certify under penalties of perjury that has filed all state tax returns and paid all taxes as required by law and has complied with all state laws pertaining to contributions to the unemployment compensation fund and to payments in lieu of contributions.

The Business Organization Social Security Number or Federal Identification Number is:
04-2971978

Signed under the penalties of perjury the 22nd day of April 2016.

Signature: 

Name and Title: Mark Rasmussen, President, Buzzards Bay Coalition

CERTIFICATE OF CORPORATE VOTE

If a corporation, complete below or attach to each signed copy of a contract and submit with the proposal a notarized copy of vote of corporation authorizing the signatory to sign this contract submit the proposal and to enter into a lease if an award is made by the Town. If attesting clerk is same as individual executing contract, signing the proposal, have signature notarized below.

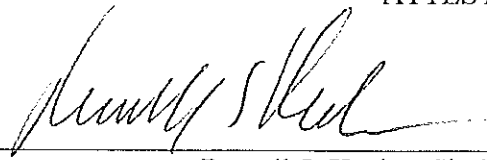
At a duly authorized meeting of the Board of Directors of the Buzzards Bay Coalition held on January 25, 2005, at which all the Directors were present or waived notice, it was VOTED that,

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

I hereby certify that I am the Clerk of the Buzzards Bay Coalition, that Mark Rasmussen is the duly elected President of said corporation, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

A true copy,

ATTEST



Russell S. Keeler, Clerk
Buzzards Bay Coalition
114 Front Street, New Bedford, MA 02740

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th

DAY OF April, 2016

Allen D. Decker
NOTARY PUBLIC Allen D. Decker
My Comm. Expires: 01/06/2023

Attachment A – Required Attachments

IRS 501(c)(3) Tax Exempt Certification
Massachusetts Department of Revenue Sales/Use Tax Exemption
Board of Directors & Staff List

Internal Revenue Service

Date: April 14, 2004

Coalition for Buzzards Bay, Inc.
620 Belleville Avenue
New Bedford, MA 02745-6035

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Robert Molloy 31-04023
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
04-2971978

Dear Sir or Madam:

This is in response to your request of April 14, 2004, regarding your organization's tax-exempt status.

In February 1988 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.



MASSACHUSETTS DEPT. OF REVENUE
 PO Box 7010
 Chelsea, MA 02150-7010



NAVJEET K. BAL, COMMISSIONER
 TERESA O'BRIEN-HORAN, DEPUTY COMMISSIONER



COALITION FOR BUZZARDS BAY INC
 620 BELLEVILLE AVE
 NEW BEDFORD MA 02745-6035

870C

Notice 30048
 Exemption Number 042 971 978
 Date 10/06/08
 Bureau TSD MGT SERV
 Phone (617) 887-6367

Dear Taxpayer,

A review of our records indicates that the Massachusetts sales/use tax exemption for COALITION FOR BUZZARDS BAY INC , a tax-exempt 501(c) (3) organization, will expire on 11/15/08.

The Department of Revenue is issuing this notice in lieu of a new Form St-2, "Certificate of Exemption". The notice verifies that the Massachusetts Department of Revenue has renewed the sales/use tax exemption for COALITION FOR BUZZARDS BAY INC subject to the conditions stated in Massachusetts General Laws, Chapter 64H, sections 6(d) or (e), as applicable.

The organization remains responsible for maintaining its exempt status and for reporting any loss or change of its status to the Department of Revenue. Absent the Department of Revenue's receipt of information from the taxpayer by the expiration date of the current certificate that the entity no longer holds exempt status under the above provisions, the taxpayer's certificate is renewed. This renewal will expire on 11/15/18.

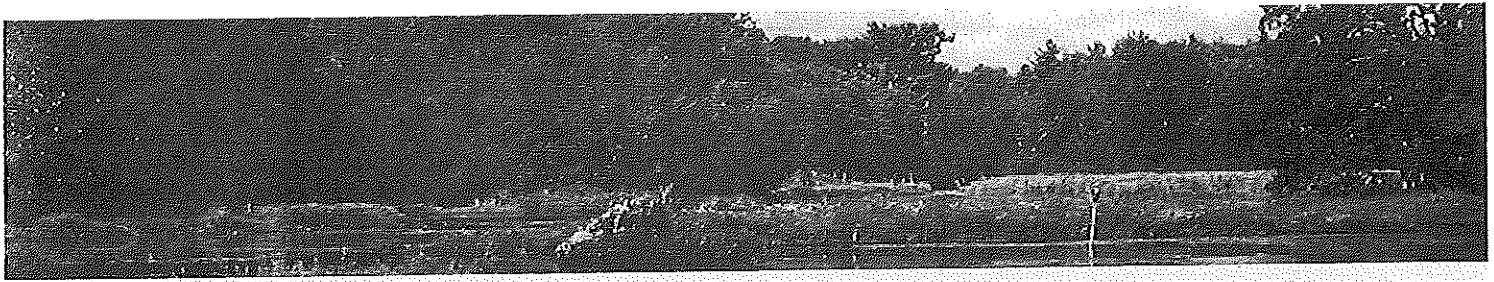
The taxpayer's existing Form ST-2, in combination with this renewal notice may be presented as evidence of the entity's continuing exempt status. Provided that this requirement is met, all purchases of tangible personal property by the taxpayer are exempt from sales/use taxation under Chapter 64H or I respectively, to the extent that such property is used in the conduct of the purchaser's business.

Any abuse or misuse of this notice by any tax-exempt organization or any unauthorized use by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this notice is subject to criminal sanctions of up to one year in prison and \$10,000 in fines (\$50,000 for corporations).

This notice may be reproduced.

Sincerely,

Navjeet K. Bal
 Commissioner of Revenue



buzzards
BAY
COALITION

Dedicated to the restoration, protection and sustainable use and enjoyment of our irreplaceable Bay and its watershed. We work to improve the health of the Bay ecosystem for all through education, conservation, research and advocacy.

BOARD OF DIRECTORS

Laura Ryan Shachoy, Esq., Chair, Marion
Tom Gidwitz, Vice Chair, Dartmouth
Samuel Gray, Treasurer, Wareham
Russ Keeler, Clerk, Rochester
Mark Rasmussen, President, Fairhaven

Hans Brenninkmeyer, Dartmouth
Weatherly Dorris, Falmouth
Paul Elias, Gosnold
John H. Harwood, II, Esq., Westport
Melissa Haskell, Dartmouth

Sam Knight, Dartmouth
Jay Lanagan, New Bedford
Chris Neill, Falmouth
David Wojnar, Acushnet
Scott Zeien, Cataumet

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Sandy Jarjoura, *Bookkeeper*

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Luke Lomeland, *Boat Captain*
Richard Marx, *Boat Captain*
Trudy Crowley, *Discovery Center Manager*
Alexandra Olmsted, *Discovery Center Manager*
Julia Twichell, *Baywatchers Monitoring Summer Assistant*

Service Members

Lynne Ribeiro, *Commonwealth Corps Environmental Educator*
Lauren Vunderink, *Commonwealth Corps Environmental Educator*
Kari Amick, *Community Engagement Coordinator,*
MassLIFT AmeriCorps
Kelly Barber, *Land Stewardship Coordinator, MassLIFT AmeriCorps*
Tanya Creamer, *Service Learning Coordinator, MassLIFT AmeriCorps*

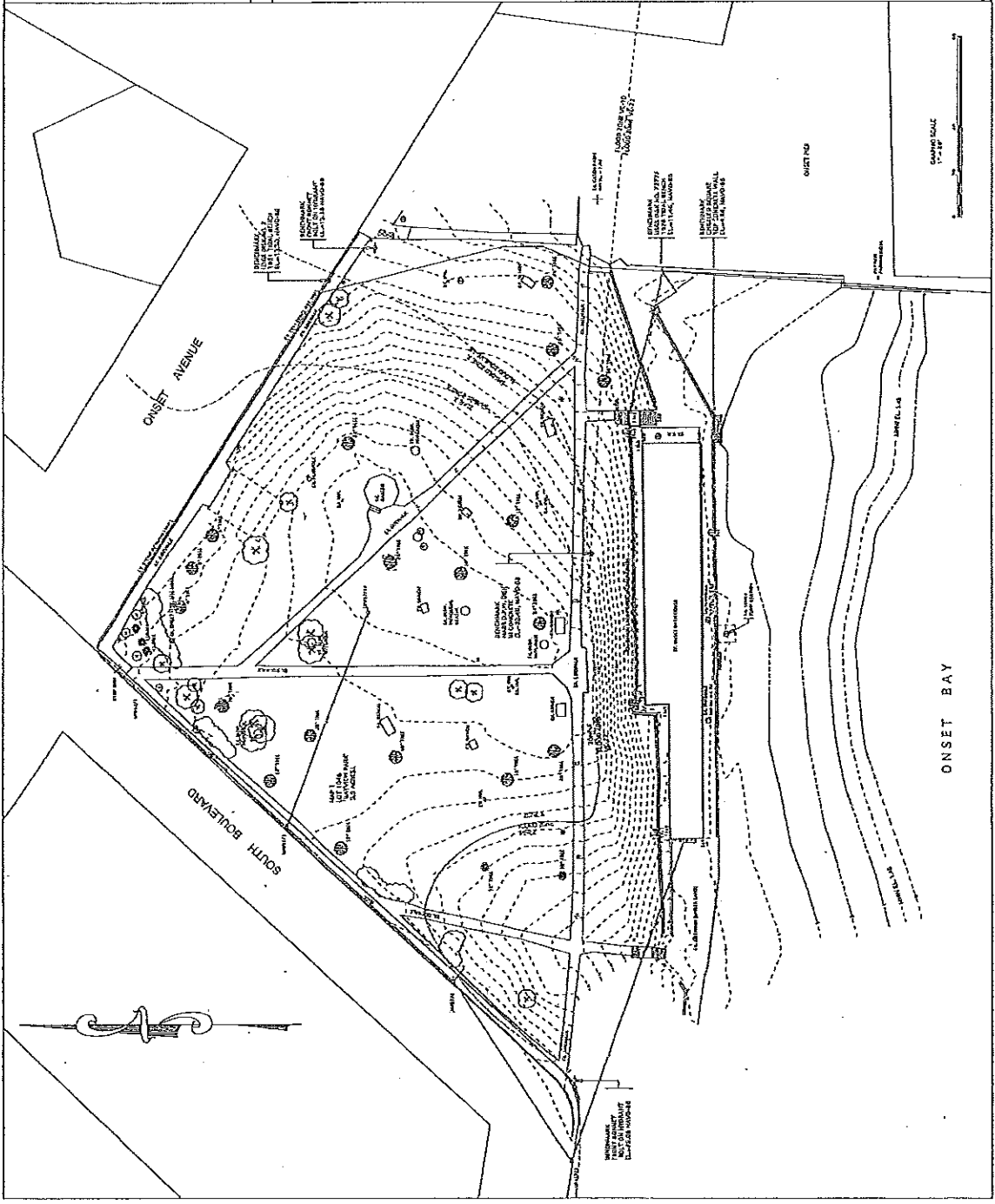
ATTACHMENT B
Proposed Lease Area - Site Plan

EXHIBIT A

<p>PROFESSIONAL ENGINEER & LAND SURVEYOR G.A.F. ENGINEERING, INC. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.1111 FAX: 303.733.1112</p>		<p>PROVIDED FOR: RICHARD REYHER EXISTING CONDITIONS</p>		<p>DATE: 08/13/08 DRAWN BY: JH CHECKED BY: JH SCALE: AS SHOWN</p>		<p>DATE: 08/13/08 DRAWN BY: JH CHECKED BY: JH SCALE: AS SHOWN</p>		<p>DATE: 08/13/08 DRAWN BY: JH CHECKED BY: JH SCALE: AS SHOWN</p>		<p>DATE: 08/13/08 DRAWN BY: JH CHECKED BY: JH SCALE: AS SHOWN</p>	
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UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

NOTES:
 1. THIS PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS FROM THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY MEASUREMENTS FROM THE CLIENT.

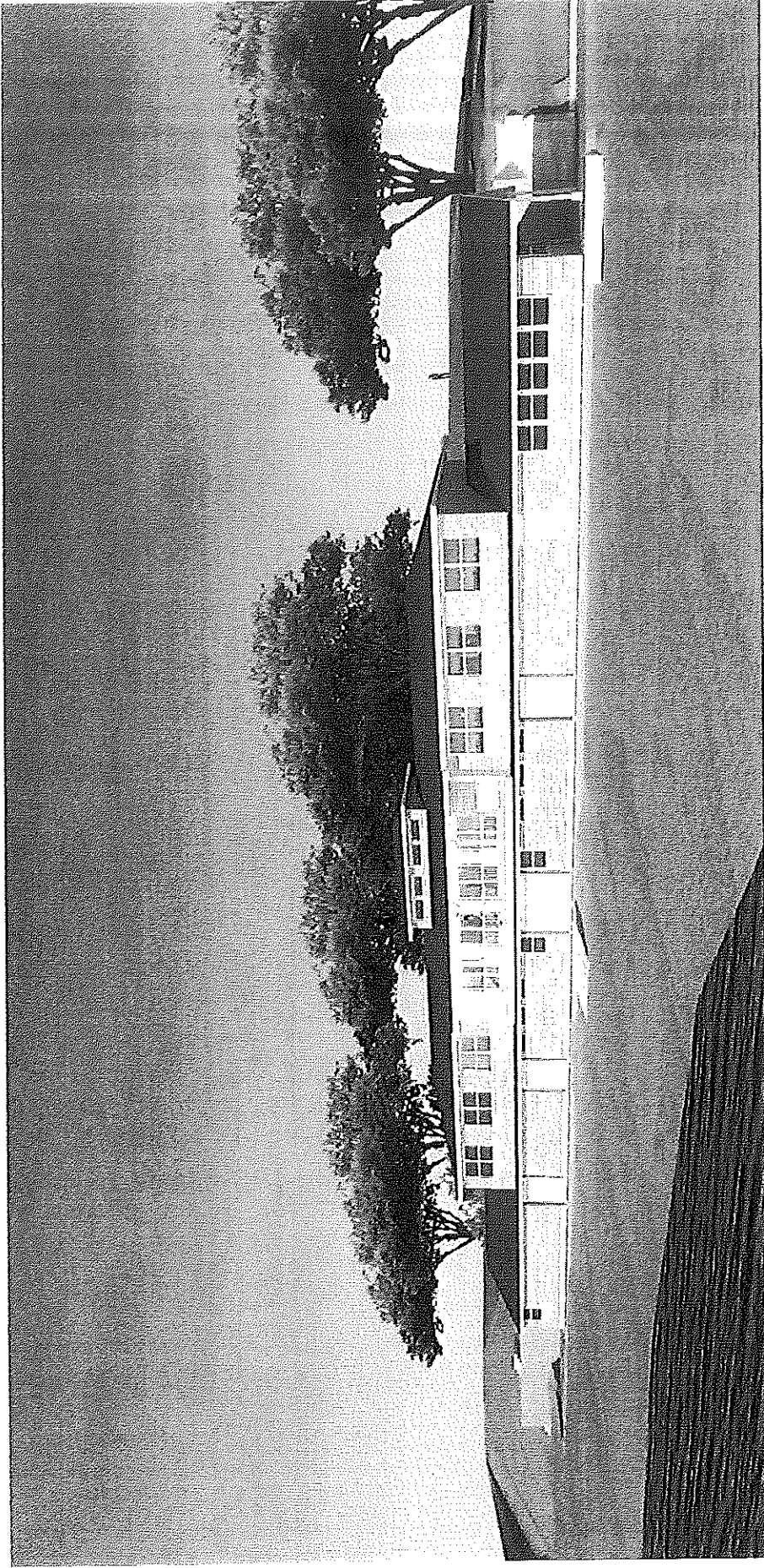


PERMIT SET
 (NOT FOR CONSTRUCTION)

DWG. NO. 1000
 1 OF 1

ATTACHMENT C

Richard Renner Associates Architectural Feasibility Study
PROPOSED FLOOR PLANS AND EXTERIOR RENDERINGS

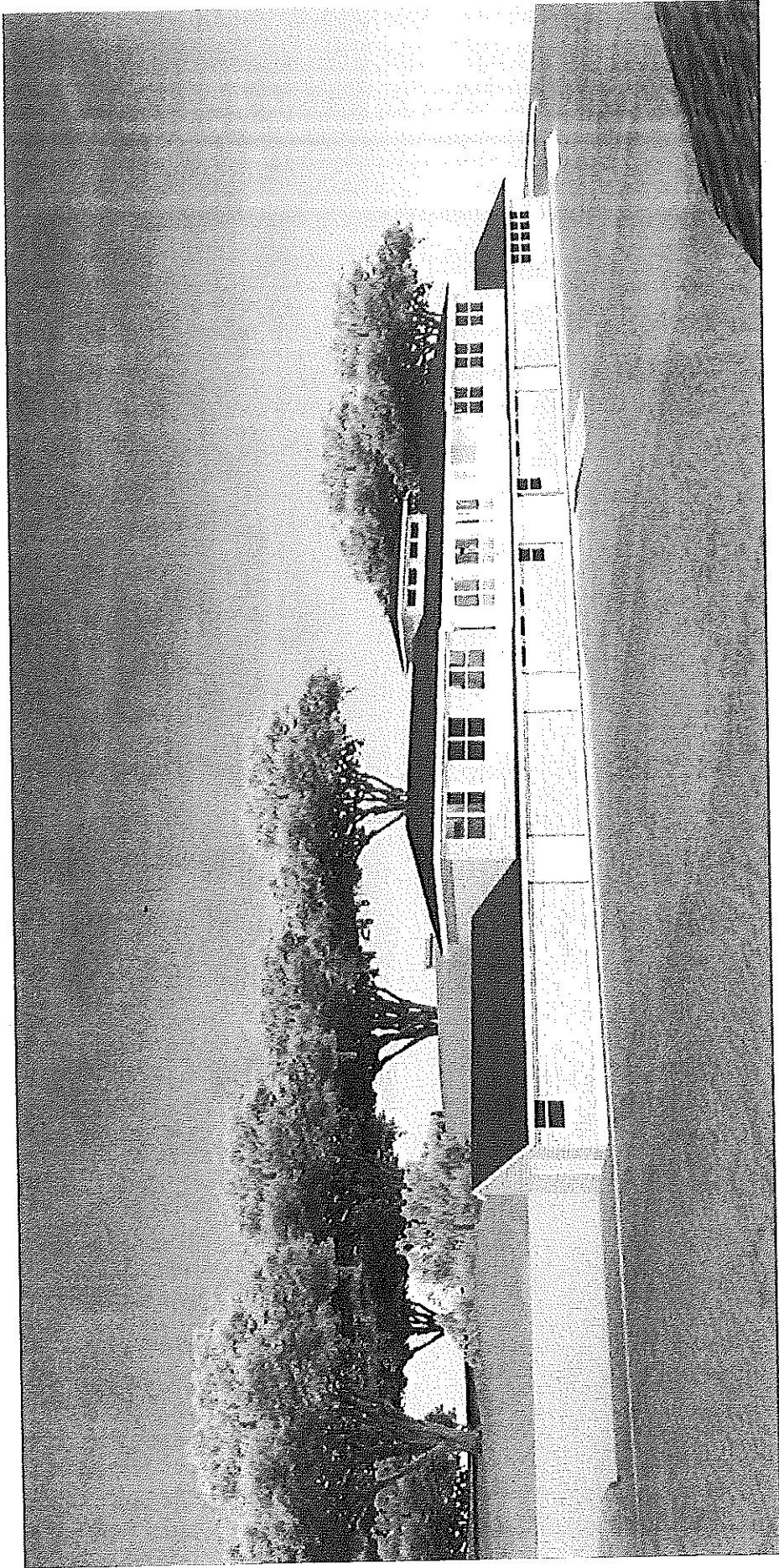


Concept Drawings by Renner Architects:
The Rehabilitated Onset Bathhouse

buzzards
BAY

COALITION

www.savebuzzardsbay.org



Concept Drawings by Renner Architects:
The Rehabilitated Onset Bathhouse

buzzards

BAY

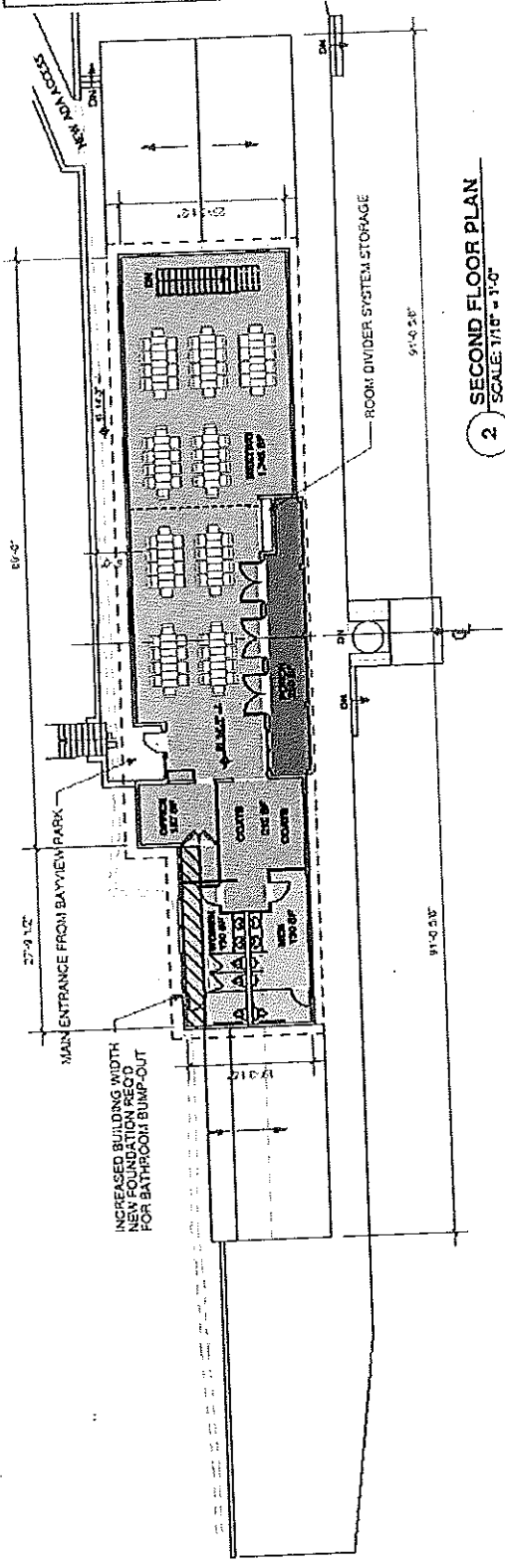
COALITION

www.savebuzzardsbay.org

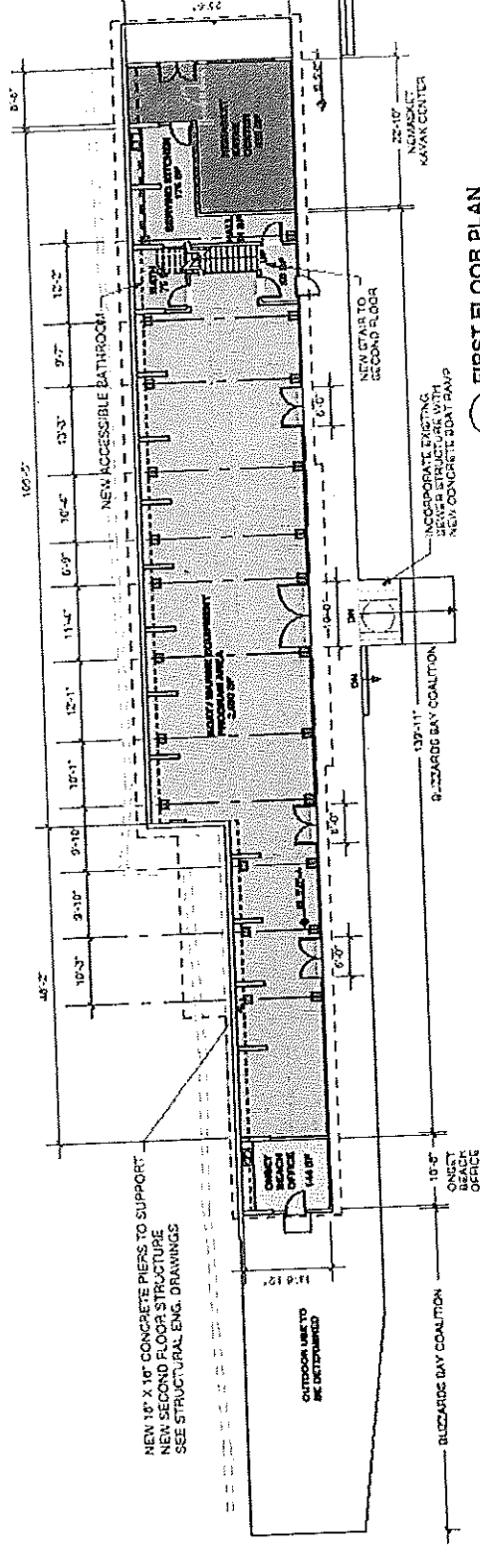
RRA
 Richard Renner | Architects
 Portland, ME 04101
 207.773.9699
 508.651.2285

**Onset Bay Discovery Center
 First and Second Floor Plan**
 Date: 10-09-2015
 Copyright 2015 Richard Renner | Architects

Onset Bay
 Discovery
 Center
A1



2 SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

www.savebuzzardsbay.org

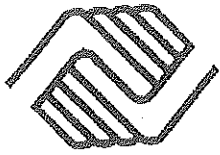
ATTACHMENT D

Letters of Support from the

Wareham Boys & Girls Club

Onset Bay Association

Wareham Land Trust



BOYS & GIRLS CLUB OF GREATER NEW BEDFORD/WAREHAM

Serving the Communities of
Acushnet, Dartmouth, Fairhaven, Lakeville, Marion, Mattapoisett,
New Bedford, Rochester, Wareham, Westport and Beyond

Chief Professional Officer
Robert A. Mendes

Wareham Unit Director
Kenneth W. Fontes

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Joseph P. Harrington, Esq.

Gerald F. Huston, Jr.

Rick Jalbert

Michael Kehoe, Esq.

Raymond J. Ledvina

Marianne Murphy

Michael J. Rocha, MD

John T. Saunders

Lenore Tavares

John E. Williams, Esq.

Sherbie Worthen



From the desk of:

Kenneth W. Fontes

Director, Boys & Girls Club of Wareham

April 19, 2016

Mr. Derek Sullivan
Town Administrator
Town of Wareham
54 Marion Road
Wareham, MA 02571

Dear Mr. Sullivan:

On behalf of the Boys & Girls Club of Greater New Bedford/Wareham, I would like to express my support for the Buzzards Bay Coalition's bid proposal for the 99-year lease and renovation of the Onset Bathhouse in Wareham.

The renovation of the Bathhouse on the beach in Onset will restore an iconic structure to its former splendor. The Bathhouse was once the cornerstone of recreational and cultural activity on the beach in Onset, but for decades it has been underutilized. A restored Bathhouse would add to the vibrancy and attractiveness of Onset and its beach for tourists and residents alike. It will help bolster local businesses and the community's efforts to reinvigorate Onset as a destination for visitors from across the region.

The Boys & Girls Club is especially interested in the renovation of the Bathhouse as it will increase the opportunities for outdoor activities in our community. Although Wareham is a coastal town, many of our children and families lack affordable access to the water. Through interpretive on-the-water programs at the Bathhouse, the youth of Wareham will build a stronger connection to the outdoors, foster a sense of stewardship for local waterways, and learn about our town's cultural connection to the water.

It is for these reasons that Boys & Girls Club of Greater New Bedford/Wareham strongly supports this project, and we look forward to partnering with the Buzzards Bay Coalition to make it a reality. We urge the Town of Wareham to look favorably on the Buzzards Bay Coalition's proposal.

Sincerely,

Kenneth W. Fontes

Kenneth W. Fontes
Unit Director

GREAT FUTURES START HERE.

Boys & Girls Club of Greater New Bedford/Wareham

A UNITED WAY AGENCY

166 Jenney Street - New Bedford - MA 02740
Mailing Address: P.O. Box 1506 - New Bedford - MA 02741
Tel: 508-992-8011 Fax: 508-991-6755

13 Highland Avenue - Onset - MA 02558
Mailing Address: P.O. Box 1455 - Onset - MA 02558
Tel. (508) 291-3565 ext. 35

www.bacnewbedford.org



ONSET BAY ASSOCIATION

4 Union Avenue, PO Box 799
Onset MA 02558

April 20, 2016

Mr. Derek Sullivan
Town Administrator
Town of Wareham
54 Marion Rd.
Wareham, MA 02571

Dear Mr. Sullivan,

On behalf of the Onset Bay Association, I would like to express my full support for the Buzzards Bay Coalition's renovation of the Onset Bathhouse in East Wareham. I respectfully request that the Board of Selectmen, through approval of the proposed lease and also approval to provide funding through Community Preservation funds for this most anticipated and positive project.

The Onset Bay Association is a 501(c)(3) non-profit civic corporation created to enhance the quality of life in the Onset Village area. We have had the great pleasure of meeting with Mark Rasmussen, President of the Buzzards Bay Coalition at a monthly board meeting and also hosted him as our guest speaker for our OBA Annual Meeting back in January. He gave an engaging presentation on both occasions to the board and our members with the Buzzards Bay Coalition's plans to renovate the Bathhouse, expand programming for local youth, and to make our Village a more desirable place to live and visit.

Mr. Rasmussen's information as to the plans for the Bathhouse located at Onset Beach was met with great enthusiasm from all that were in attendance. The renovation and restoration of the Bathhouse has long been a project that Onset residents and businesses have hoped to see happen. To date, there has been no success in making this a reality.

The Buzzards Bay Coalition has the full support of the Onset Bay Association in their plans to restore and renew the Onset Bathhouse

Sincerely,

Kat Jones

President

Cc: Mark Rasmussen



219 MAIN STREET SUITE E
POST OFFICE BOX 718 • WAREHAM, MA 02571
1-508-295-0211
WWW.WAREHAMLAND.ORG

21 April 2016

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Mr. Derek Sullivan
Wareham Town Administrator
54 Marion Road
Wareham, MA 02571

Dear Sullivan:

On behalf of the Wareham Land Trust, I would like to express my support for the Buzzards Bay Coalition's renovation of the Onset Bathhouse.

The renovation of the Bathhouse into a Discovery Center by the Coalition will provide a venue for a wide range outdoor programming, which local youth and residents are sorely lacking today. Although Wareham is a coastal town, many of our residents lack affordable access to the water. An Onset Bay Discovery Center would deliver interpretive on-the-water programs for the youth of Wareham, and will help build a stronger connection to the outdoors, foster a sense of stewardship for local environment, and learn about our town's cultural connection to the water.

The Buzzards Bay Coalition is the ideal organization to carry out this renovation and transform the Bathhouse into the Onset Bay Discovery Center. The Coalition has a long history of success in developing innovative and effective strategies to protect our natural resources and engage local residents with the environment. The Coalition has a proven record in successful restoration projects with their historic, New Bedford headquarters building which won many awards for design and implementation. Finally, the Coalition has a strong connection with Wareham, offering free outdoor programming to youth in our schools, through the YMCA, and in summer camps.

Wareham Land Trust strongly supports this project, and we look forward to the Buzzards Bay Coalition making it a reality. We urge the Town of Wareham to look favorably on the Buzzards Bay Coalition's bid package.

Respectfully,

Kevin P Bartsch
President
Wareham Land Trust

