

Response to Request for Proposal

Pier 5 Charlestown Navy Yard Boston, MA

Expansion of Charlestown Marina

Submitted by
Charlestown Marina, LLC

February 24, 2025



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TEAM PROFILES



Charlestown Marina, LLC
1 Pier 8, 13th Street, Charlestown, MA 02129
marinaoffice@charlestownmamarina.com

February 24, 2025

Ms. Teresa Polhemus
Executive Director/Secretary,
Planning Department
12 Chanel Street, Suite 901
South Boston, MA 02210

Letter of Interest re: Pier 5 / Charlestown Navy Yard RFP

Dear Executive Director/Secretary Polhemus:

In response to the Boston Redevelopment Authority's (BRA's) Request for Proposals, please accept this letter as our formal expression of interest to be selected as the designated developer for Pier 5 in the Charlestown Navy Yard. Our development entity will be Charlestown Marina, LLC and our proposal is to extend our existing adjacent public Charlestown Marina under the same ownership.

- Charlestown Marina has a twelve-year history of working in the Navy Yard to develop and operate best-in-class public marinas.
- Further information regarding Charlestown Marina and specific recognition and awards can be accessed using the following links:
<https://charlestownmamarina.com/>
<https://www.oceanhavens.com/news>

Our plan is to demolish and remove the existing Pier 5 and extend the existing adjacent Charlestown Marina into a portion of the Pier 5 watersheet, leaving much of it as undeveloped open space. Charlestown Marina will also explore ways that would help facilitate the mission of neighboring Courageous Sailing to ensure their continued operation and success.

The Charlestown Marina team is committed to creating jobs and wealth for minority, women, and veteran-owned businesses and individuals. Approximately 65% of the firms on our team include ownership by minorities, women, and/or veterans. A full listing and organizational chart can be found within this submission.

We're delighted to participate and believe that our redevelopment concept will be the most viable, effective, dynamic, and successful long-term approach for Pier 5 and the broader Charlestown community.

Best regards,

Charles and Ann Lagasse
Charlestown Marina, LLC

a. Introduction Letter

See above

b. Proposals should describe the team's experience and qualifications to execute such a proposal within the submitted timeline, development costs and operating budget.

Ocean Havens, the parent company of Charlestown Marina, has over 45 years experience developing, maintaining, and operating marinas. Currently Ocean Havens owns and manages seven marine facilities from Cape Cod to Portland, Maine. Ocean Havens acquired Charlestown Marina in 2014 after it was closed by MassDEP and the Attorney General's office and completely rebuilt the facilities to the best-in-class marina that it is today. Charlestown Marina has won numerous awards, including "Large Marina of the Year Award in the United States" by Marina Dockage Age.

<https://charlestownmamarina.com/>

<https://www.oceanhavens.com/news>

c. Provide all contact information for team principals, including full addresses, phone numbers and e-mail addresses.

Chuck Lagasse
Ann Lagasse
Charlestown Marina, LLC
197 8TH STREET, UNIT 400
Boston, MA 02129
617-242-2020
clagasse@oceanhavens.com
alagasse@oceanhavens.com

d. If applicable, explain the relationship(s) between the proponent and any third-party developers, subcontractors, or community partners that might influence the proponent's development plan.

The proponent's plan is completely independent.

e. The proponent shall provide a listing/description of any lawsuits brought against the proponent or any principals of the proponent in courts situated within the United States within the past five years.

Neither the proponent, Charlestown Marina, LLC, nor any principals have had any lawsuits brought against them in courts situated within the United States within the past five years.

2. Development Concept and Plan:

- a. Describe the proposed development's uses and the total square footage for each use. This should also include how these will satisfy the *Development Objectives, Section 03*.

The proposal to expand the Charlestown Marina to include the watersheet of Pier 5 calls for the complete demolition of the existing Pier 5 and the construction of a new series of publicly available floating docks and wave attenuators that extend off the existing dockage at Pier 6. A total of an estimated 45 public slips with an approximate dimension of 17.5' x 50.0' will allow Charlestown Marina to accommodate more mid-sized vessels. In addition, a total of 720 linear feet of public parallel dockage will allow for a wide and flexible mixture of boat sizes oriented towards short term occupancy. Lastly, a new wave attenuator extending 180' westerly off the existing system at Pier 6 will facilitate additional public dockage. All circulation and utilities will be off Pier 6 with no additional access points envisioned off the Harborwalk.

- b. Describe how the proposed development will benefit the surrounding community; this narrative should include any benefits that are beyond those generated by the development itself

Pier 5 is not viable for any land-based development, with virtually no access from the land side. Our proposal is for a simple marina expansion that meets all Chapter 91 criteria and is financially sound and executable. The primary benefit to the community is to enable the removal of an unsightly and dangerous concrete pier for the benefit of Navy Yard residents and all of Boston. Other than the City's \$8 million contribution, our proposal does not rely on any external or conditional financing or fundraising and can be implemented immediately 100% with our own internal capital. Charlestown Marina is an award-winning organization that values its presence in the community and is highly regarded as a result.

Our demolition plan is to remove the existing pier from the waterside using our property at the East Boston Shipyard as the staging area. Residents of the Navy Yard will be spared the impact of dismantling the pier from the land side.

- c. Estimate the number of construction and permanent jobs that will be generated by the proposed development.

An estimated 20 temporary construction jobs and 5 permanent jobs will be created

- d. Describe how the development plan will be implemented. The description should include a detailed timeline that lists all development tasks from the date of Tentative Designation by the BPDA through construction completion and occupancy; this timeline should also include tasks related to regulatory approvals, see *Design Submission* requirements below, and financial related items.

The timeline should indicate the start and end dates for each pre-development task.

Design	3 months
Permitting	6 months
Construction	12 months

- e. Provide a summary of the plan for the maintenance and operation of the proposed development upon construction completion.

As an extension of the existing Charlestown Marina, Charlestown Marina will maintain and operate the expanded marina situated on the Pier 5 watersheet.

3. Boston Residents Jobs Policy.

Proposals must describe the planned approach to meeting the goals outlined in the Boston Residents Jobs Policy, *Section 06: Contract Terms and Conditions, Additional Terms and Conditions and Appendix A.*

The Charlestown Marina development team is very familiar with the City of Boston's Residents Job Policy consisting of:

- At least 50 % of the total work hours in each trade must go to Boston residents
- At least 25 % of the total employee work hours in each trade must go to people of color, and
- At least 10 % of the total employee work hours in each trade must go to women

It is our intention to surpass the minimum requirements of the Boston's Residents Job Policy and the composition of our team provides a direct connection to tradespeople.

4. Diversity, Equity and Inclusion Plan.

The BPDA is strongly committed to ensuring that the disposition of BPDA properties provide opportunities for diversity, equity and inclusion, wealth-creation, and workforce participation for businesses and individuals who have historically been underrepresented in real estate development. The Diversity, Equity and Inclusion Plan must discuss why it is specific, realistic, executable, and impactful. The Diversity, Equity and Inclusion Plan evaluation criterion shall comprise 25% of the comparative evaluation of each proposal submitted.

- a. Proponents must submit a Diversity, Equity and Inclusion Plan which reflects the extent to which the proponent plans to include significant and impactful economic participation, employment, and management roles by people of color, women, certified Minority-Owned Businesses ("MBEs"), and Women-Owned Business Enterprises ("WBEs") (collectively referred to as "M/WBEs") on this project.

Once awarded the project, Charlestown Marina will formalize development plans and submit a DE&I Plan listing MBE and WBE firms that will be engaged for the development.

- b. MBEs and WBEs must have received or have pending applications for certification under the Commonwealth of Massachusetts Supplier Diversity Office or City of Boston. Firms with pending certification may be included in a proposal on the condition that certification is granted by the start of work, or the firm is replaced by a firm certified under the Commonwealth of Massachusetts Supplier Diversity Office or City of Boston. All replacements or substitutions must be approved by the BPDA.

It is our intention to exceed expectations regarding the inclusion of people of color, women, and MBE, WBE, and VBEs.

- c. The Diversity, Equity and Inclusion Plan should include the following good faith measures relating to M/WBEs participation:

- i. Providing information as to the M/WBE-owned firms participating in the development, the nature of their participation in the particular phase(s) of the development, and the extent to which such M/WBE involvement is committed as of the date of proposal submission. Where possible, proponents should include detailed information on the M/WBE role, responsibility and total contract value in the development.

Please refer to the organizational chart below

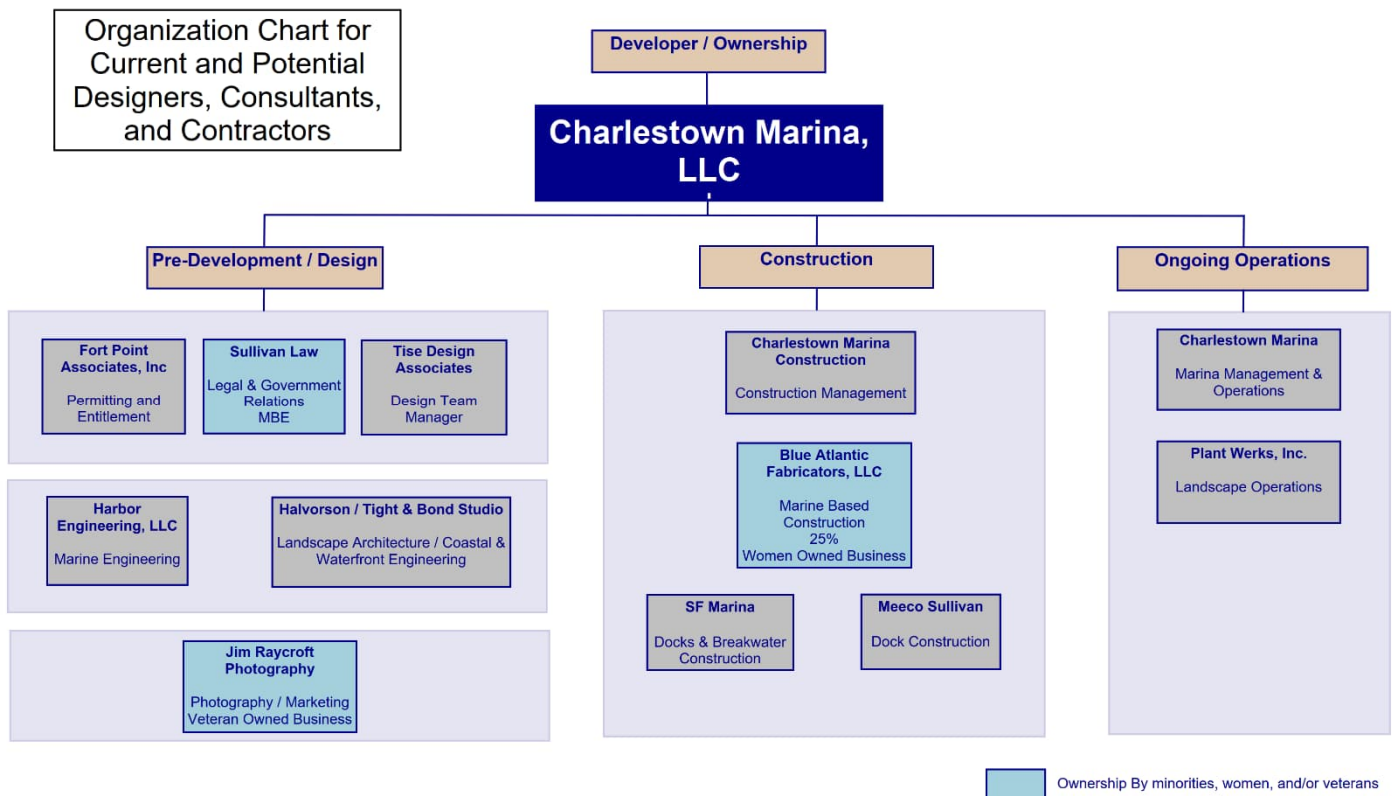


Chart #1

- ii. The proponent's strategy for supplier diversity and M/WBE outreach, including its goals and its good faith efforts. Proposals should indicate what strategies will be pursued, or are being pursued, to identify M/WBE participation, including outreach and identification activities to timely inform the M/WBE community of upcoming opportunities.

We have identified a number of MBE and WBEs that will be included in the design, construction, and management of the proposed marina development and we will continue to seek out qualified M/WBE companies that are suitable and experienced in this type of development.

- iii. Strategies which support sustainable capacity development in M/WBE firms, such as mentor-protégé relationships or joint ventures. These partnerships for capacity development should describe the impact of participating in this project on the M/WBE firm's future business growth and opportunities.

We are committed to helping foster sustainable capacity development and to implementing mentor-protégé programs to provide opportunities for future business growth for M/WBE firms

- iv. The proponent's strategy to support workforce training/capacity building for populations underrepresented in the construction trades as well as other fields of real estate development.

We are committed to assisting in the training and education of underrepresented populations in the construction trades and development fields, and to providing opportunities for future growth for M/WBE firms

- v. A description of the development team's prior experience and track record undertaking similar programs at other locations, including examples deployed on private property.

Charlestown Marina has a long history that is immersed in diversity and inclusion. While operating for nearly 12 years in the Charlestown Navy Yard, Charlestown Marina has embodied a voluntary and continual minority outreach effort, both identifying and hiring Boston residents and minority businesses throughout Charlestown and greater Boston.

Ann and Chuck Lagasse, owners of Charlestown Marina, have reached out to the community in other ways as well, including a partnership with Impossible Dream, which provides free dockage and assistance to the patients of Spaulding Rehabilitation Center, as well as access to a completely accessible vessel. In addition, Charlestown Marina's supports the Bunker Hill Community College Marine Trade program with annual scholarship donations and mentoring programs. In addition, Ann serves as trustee of Boston Harbor Now and the Joslin Diabetes Center and is an advisor to the USS Constitution Museum. Chuck serves on the board for the Center for Coastal Studies.

d. The Diversity, Equity and Inclusion Plan must address all phases of development, including, but not limited to:

- i. pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
- ii. construction (ex. general contractor, sub-contractor, trades, workers performing construction, suppliers, engineering and other professional services); and
- iii. ongoing operations ex. tenants, facilities and property management, contracted services).

Please refer to chart #1 above, which outlines our pre-development, construction, and ongoing operations.

5. Additional Data.

Any other relevant information the proponent believes is essential to the evaluation of the proposal (i.e., aesthetic designs, environmental sustainability goals, ideas for selection of subcontractors, methods of obtaining community engagement, etc.).

N/A

Design Narrative

1. A written and graphic description explaining how the proposed design will meet the Development Objectives and Design Guidelines of this RFP. These documents must describe and illustrate all program elements and the organization of the site.

As a marina expansion, our proposal has different objectives than a waterfront structure. As a marina, our proposal clearly aligns with the objectives stated in the RFP, including a desire to enhance waterfront, recreational, and public access, with a specific reference to enhancing sailing, boating, kayaking, etc. Clearly a marina provides appropriate and allowed maritime use, one that celebrates ships and boats in all forms as a traditional waterfront tenancy.

By allowing for a timely and non-contingent removal of the existing derelict Pier 5, we will immediately open up 120' of harbor frontage for the use and enjoyment of Harborwalk visitors. Additionally, as stated in the Development Objectives, views of the harbor and downtown will be dramatically improved by the removal of Pier 5.

2. A description and illustration of all proposed modes of circulation to/from and within the site, including but not limited to pedestrian, bicycle, and emergency access.

There is no change in existing modes of circulation from those currently in use at Pier 6. Access to Pier 6 will remain as it is, with the main Pier open to the community offering the in-place enhancements at the upper Pier's southern end. New boat owners will use the parking facility available at Flagship Wharf. Additional bicycle racks and bicycle storage will be provided as needed. Emergency access is unchanged.

3. A preliminary zoning analysis and an outline of all required regulatory approvals. It should note the current applicable zoning districts, overlays and provisions that govern adaptive re-use of the Property; this outline should include the type of zoning amendments or variances that will be required for the proposed adaptive re-use or indicate if the proposed adaptive re-use can be constructed "as-of-right".

The expanded marina will be in full compliance with all city, state and federal regulatory requirements. No zoning amendments or variances are required.

4. A written and graphic description of how the proposed development will satisfy the Coastal Resilience, Sustainable Development, and Green Building Design guidelines of this RFP that includes:

- a. A narrative describing key coastal resilient, sustainable development, and green building strategies.

While many marinas are static structures and not resilient, our proposed marina expansion is a floating structure and, by definition, coastally resilient. The expansion of Charlestown Marina will be designed to allow for major tidal surges and sea level rise. As part of our sustainable strategy, we are committed to sourcing labor and materials locally. All decking materials will match those in place at the recently renovated Pier 6 marina and will meet all recognized forestry standards. Lighting will be LED and dark sky compliant.

- b. For occupied building, Preliminary LEED Checklist

NA

- c. The team's approach to integrated project design and delivery.

NA

- d. For occupied buildings, include a Preliminary Building Performance Model and Carbon Neutral Building Assessment with building performance targets for energy use and carbon emissions

NA

Design Drawings

1. A neighborhood plan as well as a site plan (at appropriate scale to illustrate intent) showing how the proposed design will fit within the immediate and neighborhood context. The purpose of the plans are to illustrate how the project meets the Development Objectives and Design Guidelines set forth in this RFP. Therefore, the neighborhood plan should illustrate the relationship of proposed site design to existing structures, open spaces, Harborwalk lot lines, streets, street names and any other relevant contextual information. The purpose of the site plan is to illustrate the site organization including the Harborwalk, open spaces, structures, vegetation, and other proposed improvements. The plan should communicate proposed topography of all site elements. The neighborhood plan and site plan should coordinate through and be supplemented by the inclusion of renderings, perspective drawings, sections, elevations, and aerial views as appropriate to communicate the proposal.

See attached marina plan.

2. If applicable, schematic floor plans ($1/8" = 1'-0"$ scale) as appropriate showing the basement, ground floor, upper floor(s), and roof, including room dimensions, square footage of rooms, overall dimensions, and the gross square footage of any proposed structures.

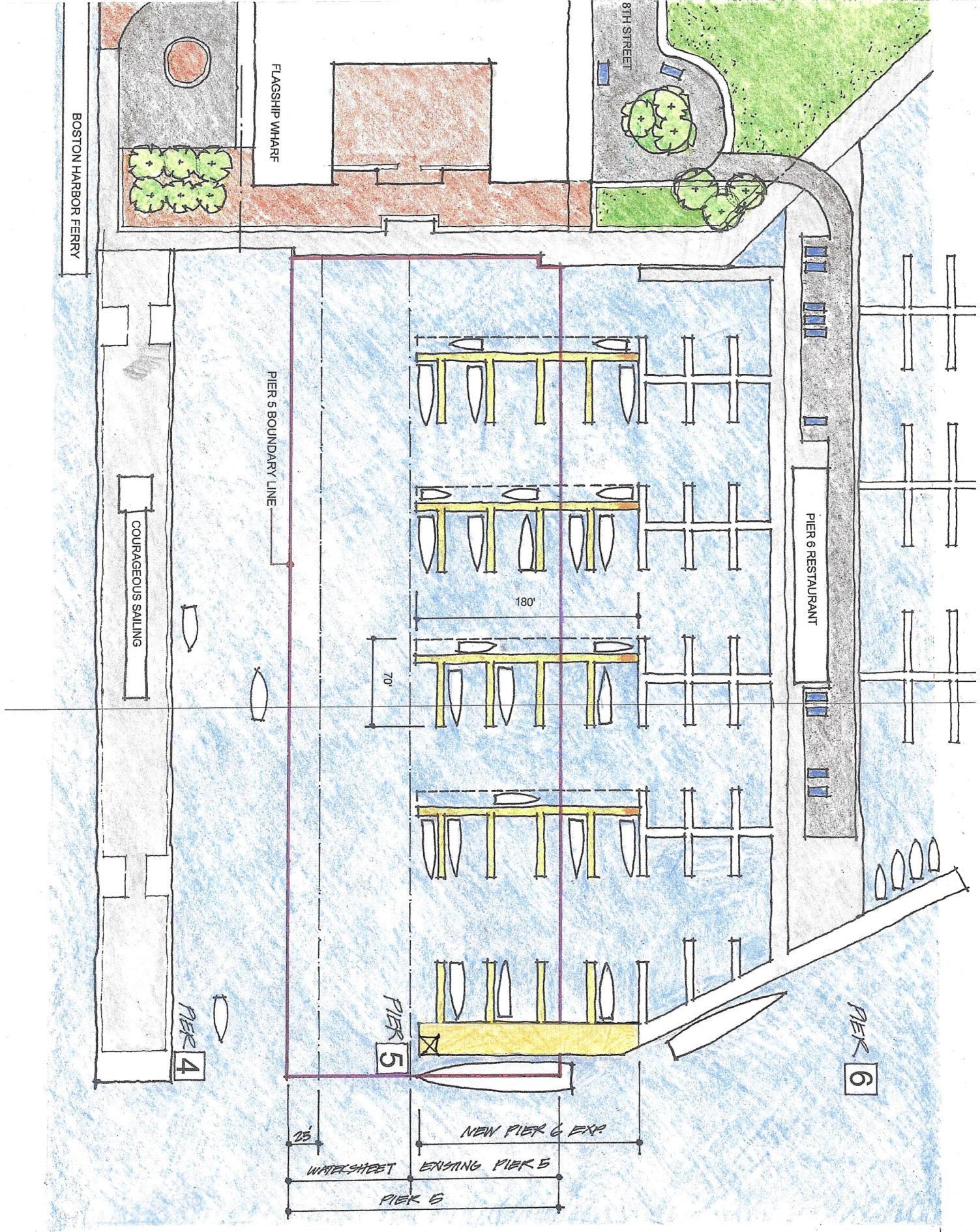
N/A

3. If applicable, structure elevations ($1/8" = 1'-0"$ scale) showing all sides of any proposed structures, architectural details, height and notations of proposed materials.

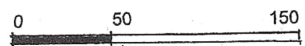
N/A

4. Perspective drawings drawn at eye-level and aerial views that show the project in the context of the surrounding area.

NA



EXPANSION OF CHARLESTOWN MARINA CHARLESTOWN MARINA LLC



45 NEW SLIPS @ 17.5 x 50
 720 L.F. OF PARALLEL DOCKAGE



FINANCIAL SUBMISSION

1. Formation Documents:

- a. Articles of Incorporation;
- b. Certificate of Status/Good Standing;
- c. Certificate of Incorporation;
- d. By-laws;
- e. Certificate of Organization (LLC 1, or LLP 1 in some states, if applicable);
- f. Borrowing Resolution;
- g. Operating/Partnership Agreement (if LLC or LLP); and
- h. Certificate of Registration as a Foreign Entity (if applicable).

Documents will be made available upon developer designation.

2. Financial Documents:

- a. Financial Statements or Annual Reports for the three most recent fiscal years;
- b. Interim Financial Statements for Proponent (if applicable, most recent month ending within thirty days);
- c. Personal Financial Statement of principal owners of Proponent (upon request);
- d. Financial Statements of any tenants, lessees and occupants intended to occupy the premises (if applicable); and
- e. Financing commitments or project specific letters of interest from recognized funding sources.

Financial documents will be made available upon developer designation.

3. Financial Submission Workbook: Using the template provided in Appendix B: Required Forms, provide the following information:

- a. Sheet 1: Development Program Summary
- b. Sheet 2: Development Cost Pro Forma. All costs identified must be supported by realistic funding sources and uses must equal
- c. sources.
- d. Sheet 3: Stabilized Operating Pro Forma.
- e. Sheet 4: Fifteen Year Operating Pro-Forma

See attached



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

February 20, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

CHARLESTOWN MARINA LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **August 5, 2014.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
CHARLES A. LAGASSE JR

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **CHARLES A. LAGASSE JR, CM HOLDING LLC**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **CHARLES A LAGASSE JR, CM HOLDING LLC**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



Pier 5 Financial Submissions			
Development Program Summary			
Proponent Name:	Charlestown Marina, LLC		
Program Component	GSF	LF (Marina Slips)	Floor Location/Description
Commercial Space	0	0	
Retail Space	0	0	
Marina Regular Slips	0	2250	Linear Feet (LF)
Marina Parallel Slips	0	600	Linear Feet (LF)
Other Space 2 (specify type in description)	0	0	
Total LF	0	2,850	Linear Feet (LF)
Notes:			

Pier 5 Financial Submissions				
Development Cost Pro Forma				
Proponent Name:		Charlestown Marina, LLC		
Uses of Funds/Cost Category	Descriptor		Unit Type	Total Cost
Land Cost				
	Land Closing Costs (GROUND LEASE)			\$0
	Other			\$0
	Other			\$0
	Subtotal			\$0
Hard Cost				
	GSF or Other			
	Commercial Space	0	\$0.00	per GSF
	Retail Space	0	\$0.00	per GSF
	Marina Regular Slips	1450	\$1,655.00	per LF
	Breakwater Construction	185	\$3,310.00	per LF
	Other Space 2 (specify type in d	0	\$0.00	per GSF
	Demolition			\$7,968,000
	Earthwork/structural			\$0
	Site work (exclude landscaping)			\$0
	Landscaping			\$0
	Public Realm - Onsite			\$0
	Other Hard Cost 1	Hard cost contingency		\$549,005
	Other Hard Cost 2			\$0
	Other Hard Cost 3	Permitting	2.0%	\$230,582
	Subtotal			\$11,759,687
	Hard Cost Escalation		0.0%	%
	Hard Cost Contingency	\$0	0.0%	%
	Commercial TI	0	\$0.00	per RSF
	Retail TI	0	\$0.00	per RSF
	Other Use TI	0	\$0.00	per RSF
	Other	\$0	0.0%	%
	Subtotal			\$0
	Total Hard Cost			\$11,759,687
Soft Cost				
	Architecture & Engineering			\$0
	Geotechnical			\$0
	Other Testing			\$0
	Other Specialty Consultants			\$0
	Administrative			\$0
	Legal/Audit			\$0
	Survey/Permits/Fees			\$0
	Marketing/Advertising			\$0
	Leasing Commissions			\$0
	Title & Recording			\$0
	RE Taxes			\$0
	Insurance			\$0
	Other			\$2,239,940
	Other			\$1,119,970
	Soft Cost Contingency		5.0%	%
	Subtotal			\$3,527,906
	Development Fee		0.0%	%
	Financing			
	Construction Interest			\$0
	Debt Placement/Closing Costs			\$0
	Equity Placement/Closing Costs			\$0
	Other			\$0
	Subtotal			\$0
	Total Soft Cost			\$3,527,906
	Total Project Cost (TDC)	Excludes capitalized value of the BPDA Ground Rent		\$15,287,593
Sources of Funds				
	Developer Equity		48%	\$7,287,593
	Institutional Equity		0%	\$0
	Senior Debt		0%	\$0
	Mezzanine Debt		0%	\$0
	Other	City Subsidy	52%	\$8,000,000
	Other		0%	\$0
	Total Sources		100%	\$15,287,593
Notes:				

Pier 5 Financial Submissions					
Stabilized Operating Pro Forma	(All Inputs in 2024 Dollars)				
Proponent Name:	Charlestown Marina, LLC				
Revenue Category	LF		Monthly Per LF	ID Operating Basis (Gross or NNN)	Annual Amount
Revenue					
Commercial Space	0		\$0.00		\$0
Retail Space	0		\$0.00		\$0
Marina Regular Slips	2250		\$21.92		\$591,750
Marina Parallel Slips	600		\$25.75		\$185,400
Other Space 2 (specify type in description)	0		\$0.00		\$0
Subtotal Revenue					\$777,150
Other Revenue					
RE Tax Reimbursement					\$0
Op Ex Reimbursement					\$0
Other Revenue 1					\$0
Other Revenue 2					\$0
Subtotal Other Revenue					\$0
Gross Potential Revenue					\$777,150
Less Vacancy & Collection Loss					
Commercial Space	0.0%	% of annual revenue			\$0
Retail Space	0.0%	% of annual revenue			\$0
Marina Regular Slips	0.0%	% of annual revenue			\$0
Marina Parallel Slips	0.0%	% of annual revenue			\$0
Other Space 2 (specify type in description)	0.0%	% of annual revenue			\$0
Other Revenue 1	0.0%	% of annual revenue			\$0
Other Revenue 2	0.0%	% of annual revenue			\$0
Subtotal Vacancy & Collection Loss					\$0
Effective Gross Income (EGI)					\$777,150
Less Expenses					
Ground Rent (Stablized Base Rent)					\$47,500
RE Taxes					\$0
Utilities					\$0
Maintenance Contracts					\$0
Other Operating Expense 1					\$0
Other Operating Expense 2					\$0
Other Operating Expense 3					\$0
Subtotal Expenses					\$47,500
			% of Expenses		
Less Annual Reserves			0%		\$0
Total Operating Expenses					\$47,500
Stabilized Net Operating Income					\$729,650
Notes:					

Pier 5 Financial Submissions
Proposed Ground Lease Cashflow
Proponent Name:

Charlestown Marina, LLC

3.00%

Lease Year	Calendar Year	Project Status (Pre-Development, Construction, Lease-Up, Stabilized)	Base Rent per sq ft	Gross Building Area	Total Rent
1	2025				\$47,500
2	2026				\$47,500
3	2027				\$47,500
4	2028				\$47,500
5	2029				\$47,500
6	2030				\$48,925
7	2031				\$48,925
8	2032				\$48,925
9	2033				\$48,925
10	2034				\$48,925
11	2035				\$50,393
12	2036				\$50,393
13	2037				\$50,393
14	2038				\$50,393
15	2039				\$50,393
16	2040				\$51,905
17	2041				\$51,905
18	2042				\$51,905
19	2043				\$51,905
20	2044				\$51,905
21	2045				\$53,462
22	2046				\$53,462
23	2047				\$53,462
24	2048				\$53,462
25	2049				\$53,462
26	2050				\$55,066
27	2051				\$55,066
28	2052				\$55,066
29	2053				\$55,066
30	2054				\$55,066
31	2055				\$56,717
32	2056				\$56,717
33	2057				\$56,717
34	2058				\$56,717
35	2059				\$56,717
36	2060				\$58,419
37	2061				\$58,419
38	2062				\$58,419
39	2063				\$58,419
40	2064				\$58,419

Proponent Name:

Charlestown Marina, LLC

3.00%

Lease Year	Calendar Year	Project Status (Pre-Development, Construction, Lease-Up, Stabilized)	Base Rent per sq ft	Gross Building Area	Total Rent
41	2065				\$60,172
42	2066				\$60,172
43	2067				\$60,172
44	2068				\$60,172
45	2069				\$60,172
46	2070				\$61,977
47	2071				\$61,977
48	2072				\$61,977
49	2073				\$61,977
50	2074				\$61,977
51	2075				\$63,836
52	2076				\$63,836
53	2077				\$63,836
54	2078				\$63,836
55	2079				\$63,836
56	2080				\$65,751
57	2081				\$65,751
58	2082				\$65,751
59	2083				\$65,751
60	2084				\$65,751
61	2085				\$67,724
62	2086				\$67,724
63	2087				\$67,724
64	2088				\$67,724
65	2089				\$67,724
66	2090				\$69,755
67	2091				\$69,755
68	2092				\$69,755
69	2093				\$69,755
70	2094				\$69,755
71	2095				\$71,848
72	2096				\$71,848
73	2097				\$71,848
74	2098				\$71,848
75	2099				\$71,848
76	2100				\$74,003
77	2101				\$74,003
78	2102				\$74,003
79	2103				\$74,003
80	2104				\$74,003
81	2105				\$76,224
82	2106				\$76,224
83	2107				\$76,224
84	2108				\$76,224
85	2109				\$76,224
86	2110				\$78,510

Proponent Name:

Charlestown Marina, LLC

3.00%

Lease Year	Calendar Year	Project Status (Pre-Development, Construction, Lease-Up, Stabilized)	Base Rent per sq ft	Gross Building Area	Total Rent
87	2111				\$78,510
88	2112				\$78,510
89	2113				\$78,510
90	2114				\$78,510
91	2115				\$80,866
92	2116				\$80,866
93	2117				\$80,866
94	2118				\$80,866
95	2119				\$80,866
96	2120				\$83,292
97	2121				\$83,292
98	2122				\$83,292
99	2123				\$83,292

4. Financial Narrative: In addition to the pro forma spreadsheets, the Proposal must include a narrative which describes the following:

a. Sources of debt and equity for the total project cost;

The proponent is well capitalized and will utilize internal capital to finance the development.

b. All contingencies, specifying whether for hard costs, soft costs or total costs, design or construction, financing or other critical components of the total project costs;

Total project cost includes a 5% contingency on hard construction costs and 5% on soft costs. Total project cost is estimated to be \$15.29 million, inclusive of \$0.72 million of total project contingency.

c. All assumptions regarding financing terms on acquisitions, pre-development, construction, and permanent loans;

Acquisition cost is assumed to be \$0 because the property is to be ground leased. Such ground lease expense is considered to be an operating cost.

All other project costs are to be financed 100% by ownership (all equity, no bank debt).

d. If applicable, the monetary value of the construction work that a proponent expects the BPDA to complete for rehabilitation or demolition of the pier, not to exceed \$8M.

\$8.00 million.

e. Calculation of total project costs; and

Total project cost is estimated to be \$15.29 million, inclusive of \$0.72 million of total project contingency.

f. Any other project related expenses not included in the above categories.

N/A

5. Ground Lease Price Proposal:

The selected proponent will enter into a 70 year ground lease with the BPDA. The asking rent, based off of opinion of value of the Property, as determined through a valuation done by a professional appraiser licensed by the Commonwealth of Massachusetts, consistent with the Planning Department business model for use of the premises will start at \$315,000 per year. While the BPDA expects a Ground Lease price offer of at least the asking price, a lower price proposal will not be automatically rejected. A proponent offering less than the asking price shall provide with their price proposal a compelling and quantifiable narrative as to the merits and strengths of their proposal, while also setting forth the reasons as to why the proposal cannot meet the asking price threshold.

Charlestown Marina owns and operates multiple marinas in and around Boston and is very familiar with ground leases and operational costs. For a marina to be financially viable, occupancy costs—in this case annual ground rent—should not exceed approximately 5% of gross revenue. Given that we are forecasting \$777,150 of annual gross revenue, this corresponds to a target occupancy cost of \$38,858/year. As another

benchmark, Charlestown Marina ground leases Pier 9, which includes 60 slips, from the City of Boston for \$50,000/year or \$833/slip. Our proposed expansion of the Charlestown Marina includes 45 slips. At \$833/slip/year, an equivalent ground rent would be \$37,500/year.

Notwithstanding the benchmarks noted above, we are proposing annual ground rent of \$47,500 plus a 3% increase at every five year anniversary (i.e.: in year 6, 11, 16, etc.)

We would also request consideration for the ground lease to be extended from 70 to 99 years and also include an option to convert to fee simple ownership, if possible.

6. Using the price proposal form included in Appendix B: Required Forms, clearly outline the financial offer by indicating the amount of the proposal's offer for use of the Property. This form must be signed by the authorized principal.
See attached

Price Proposal Form for Pier 5

1. Name of the individual or entity submitting proposal: Charlestown Marina, LLC

Address: 197 8TH STREET, UNIT 400
Boston, MA 02129 Telephone:
E-Mail: clagasse@oceanhavens.com

2. Please check one of the following:

(X) Corporation, incorporated in the State of: Massachusetts

() Partnership, names of partners are: _____

() Individual: _____

() Other: _____

3. Price Proposal Calculation:

Price/GSF		Gross Square Feet		Total
NA	X	NA	=	NA

4. Annual Ground Lease Offer \$47,500 per year *

In words:

Forty-Seven Thousand Five Hundred Dollars per year

* with 3% annual increases every five years.

Signature of authorized representative:



* We are proposing annual ground rent of \$47,500 plus a 3% increase at every five year anniversary (i.e.: in year 6, 11, 16, etc.).

We would also request consideration for the ground lease to be extended from 70 to 99 years and also include an option to convert to fee simple ownership, if possible.

7. Preliminary market study, using empirical market data, demonstrates the feasibility of the proposed sale and/or lease rates of the project.

The best market comparable is our existing adjacent Charlestown Marina at Pier 6. For this proposal, which is an expansion of said marina, we've extrapolated market data to demonstrate the feasibility of the project.

2025 Marina Rates

Seasonal Dockage Rates

Seasonal dockage is based on the greater of the length of the vessel or dock.

Commercial Vessels, please add \$100 per foot. Catamarans may be subject to an extra wide charge.

SEASON	DOUBLE	T HEAD	SINGLE	LIFT
SUMMER – Pier B: May 1 – Oct 31	\$242/ft.	\$361/ft.	\$299/ft.	\$443/ft.
SUMMER – Pier 6: May 1 – Oct 31	\$263/ft.	\$361/ft.	\$309/ft.	\$443/ft.
SUMMER – Pier 6 Premier Inner Breakwater: May 1 – Oct 31	\$309/ft.	\$361/ft.	\$335/ft.	\$443/ft.
Winter: Nov 1 – Apr 30	\$77/ft.*	\$88/ft.*	\$88/ft.*	\$443/ft.

* \$1600 Liveboard fee

3% Discount on Seasonal Dockage Total for payments via check, wire, or cash.

Transient Dockage Rates

100% deposit required for transient dockage and utilities. Rates are per foot, per night

	0FT - 40FT	40.1FT - 60FT	60.1FT - 80FT	80.1FT - 150FT	150.1FT - 200FT	200.1FT+
DAILY	\$5.00/ft.	\$6.50/ft.	\$7.50/ft.	\$8.50/ft.	\$9.50/ft.	\$10.00/ft.
WEEKLY	\$4.50/ft.	\$6.00/ft.	\$7.00/ft.	\$8.00/ft.	\$9.00/ft.	\$9.50/ft.
MONTHLY	\$4.00/ft.	\$5.50/ft.	\$6.50/ft.	\$7.50/ft.	\$8.50/ft.	\$9.00/ft.

Holiday Rates

Based on availability: Please add \$2/ft. for July 4th weekend (Jun 29 - Jul 4) and Labor Day weekend (Sept 1 - 4). Two-night minimum stay.

Hourly Rates

Based on availability: \$1.00/ft per hour

Utilities

POWER	RATE
30 amp	\$45.00/day
50 amp	\$55.00/day
100 amp	\$145.00/day

Parking

SEASON	MONTHLY	SEASONALLY
Summer (May 1 - Oct 31)	\$567/month	\$2575/season
Winter (Nov 1 - April 30)	\$412/month	\$1854/season

Parking passes may be granted based on availability. Additional parking may be available at the following nearby garages:

8. Financing:

- a. Developer Equity: The proponent must demonstrate the availability of financial resources to fund working capital and equity requirements for the proposed project. Acceptable documentation includes current bank statements, brokerage statements, and/or audited financial statements; and

The proponent is well capitalized and will utilize internal capital to finance the development. Financial documents will be made available upon developer designation.

- b. Financing Commitments: The proponent should submit letters of interest and/or commitment from debt and equity sources for construction and permanent financing. Letters should include a term sheet that provides the Loan-To-Value ("LTV") and Debt Service Coverage ("DSC") requirements, fees, terms, amortization, etc.

The proponent is well capitalized and will utilize internal capital to finance the development.

DISCLOSURES

1. [Disclosure Statement for Transaction with a Public Agency Concerning Real Property](#)

See attached.

2. [BPDA & City of Boston Disclosure Statement](#)

See attached.

3. [Certificate of Tax and Employment Security Compliance](#)

See attached.

4. [HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility](#)

See attached.

APPENDIX D

HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

(If space on this form is inadequate for any requested information, it should be furnished on an attached page, which is referred to under the appropriate numbered item on the form.)

A. Developer and Land

1. Name and address of developer:

Charlestown Marina, LLC
1 Pier 8, 13th St, Charlestown, MA 02129

2. The land on which the developer proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from:

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

In: Pier 5 - parcel 02-03505-550 and Harborwalk - parcel 02-03505-600 Charlestown Navy Yard

(Name of Urban Renewal Area)

in the City of Boston, State of Massachusetts, is described as follows:

3. If the developer is not an individual doing business under his own name, the developer has the status indicated below and is organized or operating under the laws of:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or joint venture known as
- ☐ A federal, State or Local Government or instrumentality thereof.
- ☒ Other (explain)

Charlestown Marina is a Massachusetts limited liability company

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(continued)*

4. If the developer is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal member shareholders and investors of the developers, other than a government agency or instrumentality, are set forth as follows:
- a. If the developer is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - b. If the developer is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
 - c. If the developer is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - d. If the developer is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
 - e. If the developer is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME AND ADDRESS

POSITION, TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address and nature and extent of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the shareholders or investors named in response to item 5 which gives such person or entity more than a computed 10% interest in the developer (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the developer; or more than 50% of the stock in a corporation which hold 20% of the stock of the developer):

NAME AND ADDRESS

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(continued)*

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under item 5 or item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The developer is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

1. State the developer's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential development..... \$
- b. Cost per dwelling unit of any residential development..... \$

2. a. State the developer's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such development:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u> \$	<u>ESTIMATED AVERAGE SALE PRICE</u> \$
N/A	N/A	N/A

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, include in the foregoing estimates of sale prices:

N/A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (continued)

CERTIFICATION

I (we)¹ Chuck Lagasse certify that this Developer's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: 2/21/2025

Dated: _____

Chuck Lagasse
Signature

Signature

MANAGER
Title

Title

197 8th STREET
Address

Address

CHARLESTOWN, MA, 02129

1. If the developer is a corporation, this statement should be signed by the president and secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the developer.

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:

Charlestown Marina, LLC 1 Pier 8, 13th St, Charlestown, MA 02129

2. Is the developer a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

YES ☒ NO ☐

If Yes, list such corporation or firm by name and address. Specify its relationship to the developer, and identify the officers and directors or trustees common to the developer such other corporation or firm.

Ocean Havens LLC,

3. a. The financial condition of the developer as of February 24, 2025 is as reflected in the attached financial statement.

NOTE: Attach to this statement a certified financial statement (of the corporation; for each partner in a partnership; or for the individual) showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. (Financial statements for individuals do not need to be audited but they must be dated and signed by the applicant.) If the date of the certified financial statement precedes the date of this submission by more than six months, also attached an interim balance sheet not more than 60 days old.

***Charlestown Marina, LLC will provide this information upon developer designation

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

4. If funds for the development of the land are to be obtained from the sources other than the developer's own funds, a statement of the developer's plan for financing the acquisition and development of the land:

the developer plans to fund the project with 35% equity and 65% commercial debt

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (continued)

5. Sources and amount of cash available to developer to meet equity requirements of the proposed undertaking:

a. In banks:

NAME AND ADDRESS OF BANK

AMOUNT

\$

Financial sources will be made available upon developer designation

b. By loans from affiliated or associated corporations or firms:

NAME AND ADDRESS OF SOURCE

AMOUNT

\$

Financial sources will be made available upon developer designation

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

Financial sources will be made available upon developer designation

6. Names and addresses of bank references:

Salem 5 Bank

71 Washington Street Salem, MA

Ken Foster SVP

Northern Bank

275 Mishawum Road Woburn, MA

James Mawn President and CEO

7. a. Has the developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members shareholders or investors, or other interested parties (as listed in the response to item 5, 6, and 7 of the Developer's Statement for Public Disclosure and referred to herein as "principals of the developer") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

YES ☐ NO ☒

If Yes, give date, place and under what name.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

- b. Has the developer or anyone referred to above as "principals of the developer" been indicted for or convicted of any felony within the past 10 years?

YES ☐ NO ☒

If Yes, give for each case (1) date, (2) charge, (3) place, (4) court and (5) action taken. Attach any explanation deemed necessary.

8. a. Undertakings, comparable to the proposed development work which have been completed by the developer or any of the principals of the developer, including identification and brief description of each project and date of completion:

<u>PROPERTY NAME AND ADDRESS</u>	<u>DESCRIPTION</u>	<u>DATE COMPLETED</u>
* Charlestown Marina at Pier 6 / 1 8th Street, Charlestown MA	/ Full service marina and restaurant with 100 slips	
* Charlestown Marina at Pier 8 / 1 Pier 8 13th Street, Charlestown, MA	/ Full service marina with 350 slips	
* Boston Yacht Haven Inn & Marina / 87 Commercial Wharf, Boston MA	/ Full service marina and inn with 100 slips	
* Boston Harbor Shipyard and Marina / 286 Marginal Street, East Boston, MA	/ Full service marina with 180 slips and shipyard	
* Fan Pier Marina Tenant LLC - Boston MA / 1 Marina Park Dr. Boston MA	/ Full service marina with 79 slips	

- b. If the developer or any of the principals of developer has ever been an employee, in such supervisory capacity, for construction contractor or builder on undertaking comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

N/A

9. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the developer or any of the principals of the developer is or has been the developer, or stockholder, officer, director or trustee or partner of such a developer:

N/A

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

10. If the developer or parent corporation, a subsidiary and affiliate or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES ☐ NO ☒

If Yes explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ N/A

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT \$	DATE TO BE COMPLETED
--	----------	--------------	-------------------------

N/A

e. Outstanding construction-construction bids of such contractor or builder:

AWARDING AGENCY	AMOUNT \$	DATE OPENED
-----------------	--------------	-------------

N/A

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

11. Brief statement respecting experience, financial capacity and/or other resources available to such contractor or builder for the performance of the work involved in the development of the land:

N/A

12. Statements and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to item 4a) are attached hereto and nearby made a part hereof as follows:

N/A

13. If the developer, any employee of the developer, or any party holding a financial interest in the developer or development is now a Boston Redevelopment Authority ("BRA") or City of Boston ("City") employee or has been at any time in the year preceding this date, please list the person's name, current position held, and financial interest in development entity, the BRA or City position, and if not currently employed by the BRA or City, the last date of employment with the BRA or City.

N/A

14. List the address(es) of all other properties that the owner(s) or principal(s) of the proposed project owns in the City of Boston.

Boston Yacht Haven LLC - 87 Commercial Wharf, Boston MA - Owner

Boston Harbor Shipyard and Marina LLC - 286 Marginal Street, East Boston, MA - 35 Year Tenant

Fan Pier Marina Tenant LLC - Boston MA - 99 Year Tenant

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (continued)

CERTIFICATION

I (we)¹ Charles R Lagasse Jr certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statement are true and correct to the best of my (our) knowledge and belief.

Dated: 2/21/2025

Dated: _____

Charles R Lagasse Jr
Signature

Signature

Owner
Title

Title

197 8th Street
Address

Address

Charlestown, MA, 02129

1. If the developer is a corporation, this statement should be signed by the president and secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the developer.

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
Pier 5 - parcel 02-03505-550 and the Harborwalk - parcel 02-03505-600 at Charlestown Navy Yard Boston MA
- (2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT:
Ground Lease
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
Boston Redevelopment Authority, d/b/a the Boston Planning & Development Agency
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
P5 Marina, LLC
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input checked="" type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

Chuck Lagasse

1 Pipers Quarry, Newburyport, MA

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
None
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) 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.

Charles A Lagasse Jr - P5 Marina LLC
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

 SIGN HERE

AUTHORIZED SIGNATURE of DISCLOSING PARTY

2/21/2025
DATE (MM / DD / YYYY)

Charles A Lagasse Jr
PRINT NAME & TITLE of AUTHORIZED SIGNER

BPDA and CITY OF BOSTON DISCLOSURE STATEMENT

Any person submitting a development proposal to the BPDA and/or City of Boston must truthfully complete this statement and submit it prior to being designated for any project. (please attach extra sheets if necessary).

1. Do any of the principals owe the City of Boston and/or BPDA any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

no

2. Are any of the principals employed by the City of Boston and/or BPDA? If yes, in what capacity? (Please include name of agency or department and position held in that agency or department).

no

3. Do any of the principals own any real estate in Boston? If yes, where and what type of property?

yes

Please see page bottom

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

no

5. Have any of the principals ever been convicted of any arson related crimes or currently under indictment for any such crimes?

no

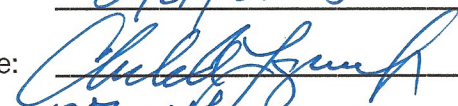
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

no

The undersigned certifies under penalties of perjury that this bid or proposal has been made 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 of individuals.

SIGNED under the penalty of perjury.

Date: 2/21/2025

Signature:  Signature: _____

Address: 197 8th Street Address: _____

Charlestown, MA, 02129

Charles Lagasse Boston Owned Properties

Boston Yacht Haven LLC - 87 Commercial Wharf, Boston MA - Owner

Boston Harbor Shipyard and Marina LLC - 286 Marginal Street, East Boston, MA - ⁷⁵ ~~25~~ Year Tenant

Fan Pier Marina Tenant LLC - Boston MA - 99 Year Tenant

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CERTIFICATE OF TAX AND EMPLOYMENT SECURITY COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, §49A', and Chapter 151 A,

§ 19A(b)2, I Charles Lagasse Manager of Charlestown Marina, LLC,

(Name)

Manager

Charlestown Marina, LLC

(Title)

(Name of Bidder)

whose principal place of business is located at

1 Pier 8, 13th St, Charlestown, MA 02129

do hereby certify that:

- A. The above-named Bidder has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
- B. The above-named Bidder/Employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.

Signed under the penalties of perjury this 21st day of February 2025


(Signature)

Federal Identification Number: 86-1199553

By: Charles Lagasse

Title: Manager

'No contract or other agreement for the purpose of providing goods, services or real estate to any... agencies (of the Commonwealth) shall be entered into, renewed or extended with any person unless such person certifies in writing under penalties of perjury, that he has complied with all laws of the Commonwealth relating to taxes.'

'No contract or other agreement for the purpose of providing... physical space to any agency or instrumentality of the Commonwealth shall be entered into, renewed or extended with any employer unless such employer certifies in writing under penalties of perjury, that said employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions'

Submission Checklist for Pier 5

This checklist should be completed and included as part of the proposal submission. See RFP for instructions on the number of copies and format of each submission requirement.

If items are not included, a written explanation of why they have been omitted should be included.

- ☒ Submission Fee of \$5,000.00
- ☒ Development Submission
- ☒ Design Submission
 - ☒ Design Narrative
 - ☒ Design Drawings
- ☒ Financial Submission
 - ☒ Formation documents
 - ☒ Financial documents
 - ☒ Financial submission workbook
 - ☒ Financial Narrative
 - ☒ Ground Lease Price Proposal form and narrative, if applicable
 - ☒ Preliminary market study
 - ☒ Financing
- ☒ Disclosures
 - ☒ HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility
 - ☒ Disclosure Statement for Transaction with a Public Agency Concerning Real Property
 - ☒ BPDA & City of Boston Disclosure Statement
 - ☒ Certificate of Tax and Employment Security Compliance
- ☒ Submission Checklist (this form)



617-242-2020

charlestownmamarina.com

Ann Lagasse and Chuck Lagasse Principals, Charlestown Marina / Ocean Havens LLC

In 2007 Ann and Chuck founded Ocean Havens LLC a real estate company that focuses on acquisition, development and management of distinct waterfront properties, marinas and uplands. The company has created exciting destinations for boating in New England including Boston Yacht Haven Inn & Marina, Charlestown Marina, Fan Pier Marina, Boston Harbor Shipyard & Marina, and Provincetown Marina.

Prior to founding Ocean Havens LLC, Ann and Chuck spent 25 years acquiring, redeveloping and managing buildings and marinas in downtown Newburyport Massachusetts. The company's focus was adaptive reuse of historic buildings and a creative mix of tenants. They received numerous awards for their historic preservation and beautification work. Chuck also founded and ran Plastek Corp. for 30 years, a multi process plastics molding company with 500 employees nationally. The company was public for 10 years, private for 20 years and sold in 2008.

Ann serves as chairwoman of the Board of Trustees at Joslin Diabetes Center and is a board member of Boston Harbor Now. Ann graduated from Regis College and received her M.B.A. degree from Northeastern University. Chuck serves on the board of the Center for Coastal Studies, Provincetown, MA. He has a degree in engineering from University of Lowell.

Working with Spaulding Rehabilitation Hospital, Ann & Chuck host the Impossible Dream Sailboat at the Charlestown Marina. The Impossible Dream is a sailing program focused on improving the lives of participants living with disabilities through sailing.

Related projects

- Boston Yacht Haven Inn & Marina
- Charlestown Marina
- Fan Pier Marina
- Boston Shipyard and Marina

