

Re: [EXTERNAL] From Support The Pink House

Porter, Bill <bill_porter@fws.gov>

Mon 11/23/2020 10:28 AM

To: Hillman, Matthew D <matthew_hillman@fws.gov>; Maghini, Mark <mark_maghini@fws.gov>; Taylor, Graham <graham_taylor@fws.gov>
Cc: Ware, Sharon <sharon_ware@fws.gov>

Matt,

I'll do my best to have the updated ATI to you in the next day or two.

Bill

Bill Porter
US Fish & Wildlife Service
North Atlantic-Appalachian Region
Branch Chief-Division of Realty
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Toll Free 877-289-9495 ext 8571
Cell 413-265-9567
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From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Monday, November 23, 2020 9:24 AM
To: Maghini, Mark <mark_maghini@fws.gov>; Taylor, Graham <graham_taylor@fws.gov>
Cc: Ware, Sharon <sharon_ware@fws.gov>; Porter, Bill <bill_porter@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Mark,

Just so I may update StPH, could you provide me with an estimated time of when you could review the AIE so I can then make final edits share the draft with them? I'd like to send an update prior to the upcoming holiday.

Thank you,

Matt

Matthew D. Hillman
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matthew_hillman@fws.gov



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From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Friday, November 13, 2020 12:43 PM
To: Maghini, Mark <mark_maghini@fws.gov>; Taylor, Graham <graham_taylor@fws.gov>
Cc: Ware, Sharon <sharon_ware@fws.gov>; Porter, Bill <bill_porter@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Thanks, Mark.

Please see the attached draft AIE. Once I hear back from you I will share the draft with StPH for their concurrence.


Understanding the appraisal takes 6-9 months, and the survey/subdivision will likely also be completed by that time, assuming all else proceeds as planned, is it reasonable that this may all be complete within 1 year of initiating the appraisal (which we can hopefully do

this month)?

Enjoy your weekend,

Matt

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From: Maghini, Mark <mark_maghini@fws.gov>
Sent: Tuesday, November 10, 2020 9:44 AM
To: Hillman, Matthew D <matthew_hillman@fws.gov>
Cc: Taylor, Graham <graham_taylor@fws.gov>; Ware, Sharon <sharon_ware@fws.gov>; Porter, Bill <bill_porter@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Matt: There's been no further action on our part to advance this. We need to hear from you and Graham on the restrictions to be placed on the property before we can request an appraisal. Have you settled on those - and they should have STPH's concurrence. As to STPH's proposed restrictions - it would not be appropriate to include those in the appraiser's instructions; however, they can include whatever they like when transferring the property to a third party.

Regarding the appraiser, AVSO will provide a list of assignment qualified appraisers to STPH. STPH then negotiates their fee and timeline and makes a selection. Other than choosing and paying, STPH has no other responsibility regarding the appraiser or appraisal process.

We would propose a simultaneous closing whereby FWS transfers the property to STPH and then STPH transfers the property to whomever - all in one sitting.

I assume you're working on the AIE. This would formalize what has been discussed. Essentially STPH will pay directly for the appraisal and survey work for the property they will acquire. I'd also suggest STPH pays the surveyor for the subdivision process as well. FWS will pay for all due diligence for the property coming to USA.

You're free to repair the building as needed.

I hope this helps. Let me know if you need clarification - and yes, can certainly talk with STPH.

Mark Maghini
Chief, Division of Realty
US Fish and Wildlife Service
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Hadley, MA 01035
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413.992.8198 (c)

From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Monday, November 9, 2020 4:52 PM
To: Maghini, Mark <mark_maghini@fws.gov>
Cc: Taylor, Graham <graham_taylor@fws.gov>; Ware, Sharon <sharon_ware@fws.gov>; Porter, Bill <bill_porter@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Mark,

The Pink House group is quite focused on their proposed preservation restriction (attached, they even asked to take interior photos so they could advance the process to get the PR in place after transfer, which I did not allow as it made me feel uncomfortable while FWS


owns it). But, to their point, would we also share STPH's restrictions with the appraiser (e.g., the house must remain pink) in addition to our own? See their email, below.

They continue to have quite a few specific realty-related questions and perhaps a phone call with them is in order. Thoughts?

Thanks,

Matt

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From: Pink House Info <info@supportthepinkhouse.com>
Sent: Friday, November 6, 2020 12:34 PM
To: Hillman, Matthew D <matthew_hillman@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Matt,

Thanks again for meeting Craig and letting him in to see the house.

A few things:

AIE: Can we make progress concurrently on the AIE while we work out these details? If so, please share the new AIE draft with us so we can and let us know what you may need.

APPRAISAL:

We need to know what the appraiser will be given before they begin. Can you confirm they would receive the most recent drafts of both FWS Deed restrictions and STPH's PR?

Also, while FWS will be choosing then, we are paying them. Have the firm or person yet been identified?

DEED RESTRICTIONS:

We need to see the draft of the deed restriction language thus far, as we have shared our PR draft with FWS. And, the future owner needs to agree to both.

TPH TRANSFER:

Re: our previous email, you said the property would be owned by STPH, so the transfer would be between STPH and the future owner. This is very different from what we've been working toward, but we are open to doing what works. We know FWS does transactions all the time, but we need to know how this is going to take place - in detail please.

SHORING UP TPH:

Craig said some broken windows were ID'd and you said you'd get to fixing them. Thank you! Securing the house properly, especially before winter, is even more important now that it is going to go to someone. So anything else you see where caulking may need to be done to prevent winter damage, critters entry or vandals is appreciated -- especially if the back carport entry can be boarded up again for now to prevent trespassers gaining entry.

Look forward to hearing from you.
Enjoy the sunny day!

Rochelle

Rochelle Joseph, President
On behalf of Support the Pink House Inc
Alison Odle, Kelly Page, Jeff Ackley, Sandy Tilton, Bill Barrett, Stephanie Niketic
Support the Pink House Inc.
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978-255-2524

<https://www.supportthepinkhouse.com>

From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Monday, November 2, 2020 2:44 PM
To: Pink House Info <info@supportthepinkhouse.com>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Rochelle,

All went well today. Craig walked through the house solo in about 10 minutes flat! He's fast. After his walk-thru we chatted briefly about the FWS restriction (no garage/outbuilding), which he did not state would be problematic. It was a quick and efficient visit. Thanks for your understanding.

After your conversation with Craig, please let me know if any further concerns with the draft FWS-imposed restrictions I outlined in my previous email. At that point we can have the AIE drafted/signed and appraisal ordered.

Best,

Matt

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From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Friday, October 30, 2020 5:37 PM
To: Pink House Info <info@supportthepinkhouse.com>
Subject: Re: [EXTERNAL] From Support The Pink House

That is fine let's do the later slot Monday 30 minutes will work

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From: Pink House Info <info@supportthepinkhouse.com>
Sent: Friday, October 30, 2020 5:24:58 PM
To: Hillman, Matthew D <matthew_hillman@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Matt -

Thanks for getting back to us with your schedule.

I spoke to Craig and tried to reach you a few times this afternoon.

Can he be afforded a bit more time if needed? Understand you're making time during a busy week, but it may take him a bit more than 20 minutes to say hello and move from a dark basement through the two floors and cupola with a discerning eye, and get a decent look at the outside in order to make a rendering -- especially since it's his first time in the house.

Not saying it can't be done but it would be nice to do so without racing.

We know you were kind enough to try to fit him in earlier at our request but if another time this week would give at least 30 minutes -- or if the original Nov 9th date is easier -- please let us know. Craig sounded like he'd make any time work.

Since you need to connect with him before-hand about Covid, seems best shooting for the midday slot on Monday. So be assured he's on stand-by and ready till you and I confirm.

You can call or text me anytime this evening or weekend at (b) (6) if it helps. Otherwise we can connect first thing Monday am!

Thanks,

Rochelle

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From: Hillman, Matthew D <matthew_hillman@fws.gov>

Sent: Friday, October 30, 2020 12:09 PM

To: Pink House Info <info@supportthepinkhouse.com>

Subject: Re: [EXTERNAL] From Support The Pink House

Hi Rochelle,

I am available to meet the prospective buyer at the Pink House next week on Monday (Nov 2) either between 09:00-09:20 OR 12:30-12:50. Please let me know which works. All other days next week are pretty packed, but if those actual times for Monday don't work, I could find other slots, too with some shuffling.

Timing is indeed of the essence as we can not order the appraisal until we agree on all the restrictions, so I am hoping we can do so next week (during and after the walk-through with this individual).

If you could please put me in touch with him, I can describe our COVID-19 policies before I meet with him on-site.

Thanks and enjoy the weekend,

Matt

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From: Pink House Info <info@supportthepinkhouse.com>

Sent: Wednesday, October 28, 2020 11:27 AM

To: Hillman, Matthew D <matthew_hillman@fws.gov>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Matt,

Sorry about my voicemail being full. I was on a call so am just now seeing this. I have to leave for a rare doc appt (and hazmat up for that) by noon but calling right now!

Thanks, Rochelle

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From: Hillman, Matthew D <matthew_hillman@fws.gov>
Sent: Wednesday, October 28, 2020 11:12 AM
To: Pink House Info <info@supportthepinkhouse.com>
Subject: Re: [EXTERNAL] From Support The Pink House

Hi Rochelle,

I just received your voicemail and called you back at (b) (6) but there was no opportunity for me to leave you a voicemail. I am available today through 1p but am tied up after then and much of tomorrow.

Please see my answers (in blue) to your questions, below.

All the best,

Matt

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From: Pink House Info <info@supportthepinkhouse.com>
Sent: Friday, October 23, 2020 1:11 PM
To: Hillman, Matthew D <matthew_hillman@fws.gov>
Subject: [EXTERNAL] From Support The Pink House

<p>This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.</p>
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Hi Matt,

Thanks for affording us the window to address your emails. Below are the questions various board members had from our meeting. This includes our responses to your bulleted points in one doc to be easier.

We're simply seeking to better understand the details, knowing that clarity serves everyone.

1. APPRAISAL:

- We'd like an understanding of the internal ASVO process that FWS anticipates. Just a basic outline of the steps (subdivision, survey, appraisal, approvals) and approximate timing of each as we anticipate those costs.

The appraisal is a separate step and not dependent on any other actions (i.e., the appraiser will work from our instructions describing the size of the property and any use restrictions.) This is also the lengthiest step (6 months +/-), so we should work to initiate it soon.

The only other need is to engage a surveyor to create a subdivision. The surveying work for this can be done at any time.

- Also, can you please confirm how long this type of appraisal is good for?

The value determined will remain valid during the time necessary to complete the exchange.

2. AIE:

- Confirming from your 9/25 meeting notes, we will work out a revised AIE before the appraisal process starts. Any idea yet of when you ideally target to meet?

I will work on revising the AIE next week and will be in touch shortly.

3. FOOTPRINT:

- Our understanding of the existing footprint is that it includes all the structures that are currently on site.

Concur

- As a side note, we'd like FWS to know that our PR restrictions have addressed things you expressed as of concern, ie: that it doesn't become another Bob Lobster (teeming visitors, daily lines of cars, neon signage). We also restrict what can be done on the front and both E/W sides of the house, essentially producing pretty much what you see on the color rendering from the prospective owner (see attached digital version). This may warrant further conversation and we are happy to do it.

- As part of your notation that we'd be involved in the process of subdivision we are covering, we'd like confirmation that we'll continue to be included on the sketches and relevant communications before the finalized decisions, similarly to 2017-18.

Yes, no problem

4. FIRST RIGHT OF REFUSAL:

- Can you clarify what is meant by meant by *'...should the property be sold at some time in the future'*? Is FWS interested in buying the house back?

It would just be to have the option of doing so. For example, if there is some type of catastrophic loss of the house.

- Confirming that by right of first refusal FWS means that if the house is ever sold, FWS has the right to match the highest offer received on the property or the current appraised value, whichever the current owner decides upon - is that correct?

FWS would have the opportunity to match a bonafide offer within a narrow timeframe.

5. LAND TRADE / P&S PROCESS:

- What will now be the process for transferring the property to the future steward?

At that point, the property would be owned by STPH, so the transfer would be between STPH and the future owner.

6. STPH Inc PAYMENT

- We confirm you will be in regular communication through the process, and receive detailed statements for our agreed upon expenses as we discussed.

Yes, we will need to be in regular communication. As for the 'detailed statements,' we don't need to see these - STPH will pay the appraiser and surveyor directly.

7. STEWARD WALK THRU

- The interested owner has not yet seen the house, as he was not available the day it was shown, though he sent his rep. Understandably, he needs to look at things to properly plan. With respect to whatever needs to be done, when is the earliest convenient time for him to do a walk through as discussed?

We can set this up for the week of Nov 9, would that work? Please offer 2 or 3 dates/times during that week that would work for the interested party (if that week is not good, next week is possible but more of a challenge for me schedule-wise).

Thanks so much for the work on this Matt. If you have any questions, want to clarify or further discuss some things, or if another discussion with the Realty would be productive, we are available.

We look forward to hearing from you and have a great weekend!

Rochelle Joseph, Jeff Ackley, Kelly Page, Alison Odle, Stephanie Niketic, Bill Barrett

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