

1) Letter of Interest - **Brown School Property**

Dear Mayor & Council,

I hope this letter finds you in good health and high spirits. I am writing to express my utmost interest in the Brown School property, and I would like to present my vision for its adaptive reuse and transformation into a thriving technology hub that will not only contribute to the economic growth of our city but also be self-sufficient in its operations.

As the director of BioFex Laboratories Incorporated, I am at the forefront of innovation in technology and engineering. I am passionate about revitalizing historic sites while incorporating cutting-edge advancements. The Brown School, with its rich history and architectural significance, presents an extraordinary opportunity for a transformative project that aligns perfectly with my vision.

In line with my recent proposal to the City Council, which I shared during my speech, I plan to leverage the Brown School's location and heritage to create an innovative facility based on the principles of the 3D Golden Rhombus (3DGR). This project aims to revitalize the Brown School, and establish a vibrant technology hub that fosters entrepreneurship, creativity, and collaboration.

To achieve this vision, I will employ a holistic approach that encompasses historical preservation, technological advancements, economic growth, community engagement, sustainable development, collaboration partnerships, and stakeholder engagement. By combining these elements, I am confident that the Brown School's transformation will be financially feasible and self-sustaining, eliminating the need for continued financial assistance from the City.

Allow me to provide you with a brief overview of my plan. Firstly, I will honor and preserve the historical nature of the Brown School while renovating its electrical and material infrastructure, after removing environmental hazards. I intend to secure funding through the Economic Development Agency's Strategic Development Grant, obtained via the cost-share provision of the Brown School, to initiate immediate renovations aligned with modern standards and financial considerations.

Secondly, I will utilize the Gymnasium associated with the Brown School to establish an innovative facility that showcases the potential of the 3DGR technology. By integrating the 3DGR Battery, Rules of Interaction of the 3DGR, Signaling Rules of the 3DGR, and Machine Unit of the 3DGR, we will create many dynamic networks of interacting structures that enable efficient energy distribution and complex information exchange.

Fostering collaboration with local government, economic development organizations, labor guilds, and higher education institutions, this technology hub, located just blocks away from downtown Newburyport, will tap into the booming tourism industry.

In terms of financial sustainability, I am confident that the strategic development grant from the E.D.A.'s Tech Hubs Program, along with revenue generated from the technology hub's activities, will provide the necessary resources to maintain and operate the facility without relying on continued financial assistance from the City. By establishing partnerships, promoting entrepreneurship, and leveraging the potential of the 3DGR technology, we will create a self-sufficient and thriving headquartered Tech Hub in the heart of Newburyport.

I am excited about the prospects of the Brown School project and the positive impact it will have on our community. I am fully committed to its success and assure you that I will dedicate my expertise, resources, and passion to bring this vision to life. Furthermore, I welcome the opportunity to engage with the City Council, the Mayor's office, and the citizens of Newburyport to gather feedback, address concerns, and refine the project to align with the needs and aspirations of our city.

Thank you for considering my letter of interest and for your ongoing support. I eagerly await the opportunity to discuss this project further and present a detailed plan that outlines the steps required for the adaptive reuse and successful transformation of the Brown School into a vibrant technology hub. Together, we can propel Newburyport into the future as a beacon of innovation and economic prosperity.

With warm regards,

Sincerely,

Dillon Edward Thompson

Director, BioFex Laboratories Inc.

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Non-Profit Incorporation

2) Experience & Qualifications:

To ensure the effective management of the project, a clear organizational structure will be established. I, Dillon E.T., will serve as the project leader and oversee all research activities. My expertise in the fields of Neuroscience and Complexity Science positions me well to navigate the intricacies of this endeavor. Additionally, I am fortunate to have the guidance and oversight of my brothers, who serve on the board of directors. Their valuable insights and leadership will ensure that the project is executed in accordance with the proposal and any contractual obligations.

To facilitate efficient and effective execution, roles and responsibilities will be clearly defined for all team members. This will ensure that each individual understands their tasks and objectives, promoting a seamless workflow and collaborative environment. Moreover, communication protocols and reporting requirements will be established to ensure transparency and accountability throughout the project. By maintaining open lines of communication, we will address any challenges promptly and keep all stakeholders informed about the project's progress.

Milestones will be established with measurable metrics to track our progress and assess the project's advancement. These milestones will serve as guideposts, allowing us to monitor our achievements and make necessary adjustments as we move forward. In addition, regular project reviews will be conducted to evaluate our adherence to the timeline, milestones, and overall project goals. This ongoing evaluation process will help us stay on track and ensure that the project remains aligned with our vision.

With my expertise in Neuroscience and Complexity Science, combined with the leadership and guidance of my brothers, I am confident in our ability to successfully execute this project. We are committed to leveraging our knowledge and skills to create a thriving technology hub within the Brown School. Our collective experience and passion for innovation will drive us towards achieving our goals and delivering outstanding results.

3) Development Concept:

A. Conversion into a Specialized Research Facility: This concept proposes converting the Brown School into a specialized research facility, tailored to support BioFex Laboratories Inc.'s objectives and expertise. The facility will house state-of-the-art Laboratories, Research Areas, Computer & Mechanical Instrumentation, and Administrative Spaces.

B. Special Permit Procedure:

- BioFex Laboratories Inc. will submit a special permit application to the planning board, including a site plan, plot plan, exterior building elevations, and a traffic impacts study as per the requirements outlined in section XXXII-E.
- The planning board will review the application and may approve the special permit if all the requirements of section X-H.5 are met, along with compliance with section XXXII.

Once the special permit is obtained, BioFex Laboratories Inc. will commence construction, transforming the Brown School into a specialized research facility that aligns with our objectives and expertise. The facility will be equipped with advanced scientific research, experimentation, and technological development. The conversion will adhere to the permit requirements and criteria outlined by the city, ensuring the preservation of the historic building and providing public park and playground areas.

C. N/A

D. Preliminary Pro Forma:

Strategy Development Grant: In-Kind Cost-Share

Electrical Construction Activities Related to the Brown School:

Lighting system installation

Power distribution

Alarm system installation

HVAC system installation

Construction Activities related to the Brown School:

Site, Foundation & Structural Maintenance

Plumbing and sanitary system

Landscaping

Environmental Hazard Maintenance:

Mold, PCBs, LBP, ACM and ACWM

UST and Petroleum Impacted Media

TECH HUBS: The deadline for Phase 1 applications is **11:59 p.m. Eastern Time on August 15, 2023**. Applications received after this deadline will not be reviewed or considered. Only those that are Designated as Technology Hubs in Phase 1 will be permitted to apply to Phase 2. It is anticipated that the Notice of Funding Opportunity for Phase 2 will be made available in fall 2023.