

SITE PLAN APPLICATION  
383 COMMERCIAL STREET  
WRITTEN SUBMISSION G- FINANCIAL AND TECHNICAL CAPABILITY

THE APPLICANT'S FINANCIAL AND TECHNICAL CAPABILITY IS EVIDENCED BY THE ATTACHED LETTER FROM ITS FINANCING PARTNER. ARCHETYPE PA HAS BEEN RETAINED AS PROJECT ARCHITECT, SEBAGO TECHNICS HAS BEEN RETAINED AS THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.

THE APPLICANT HAS DEMONSTRATED ITS TECHNICAL ABILITY EVIDENCED BY ITS SUCCESSFUL COMPLETION OF THE BAY HOUSE, A MIXED USE RETAIL / RESIDENTIAL PROJECT WITH A PARKING GARAGE; AND SEAPORT LOFTS, A RESIDENTIAL PROJECT ; BOTH OF THESE ARE LOCATED IN THE INDIA STREET PROJECT.

ARCHETYPE IS AN EXPERIENCED PROFESSIONAL ARCHITECTURE AND PLANNING FIRM LOCATED ON THE PORTLAND WATERFRONT. THEIR STAFF, HEADED BY PRINCIPAL DAVID LLOYD, HAVE EXTENSIVE DESIGN TALENT AND KNOWLEDGE OF BUILDING CONSTRUCTION REQUIREMENTS.

SEBAGO TECHNICS, INC. IS PROVIDING LANDSCAPE ARCHITECTURE AND CIVIL ENGINEERING SERVICES FOR THE PROJECT. SEBAGO IS THE DESIGN FIRM OF RECORD FOR THE BAY HOUSE, SEAPORT LOFTS, MAINE MEDICAL CENTER, WHOLE FOODS , AND SEVERAL ADDITIONAL PROJECTS IN PORTLAND, INCLUDING PROJECTS FOR THE CITY .



**Newmark Grubb  
Knight Frank**

December 22, 2016

Mrs. Barbara Barhydt  
Portland Planning Staff  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

RE: Commercial Street in Portland

Dear Mrs. Barhydt:

I'm writing regarding the future development of Commercial Street in Portland being proposed by Reger Holdings. Our firm NGKF and my prior firm has acted as a financing intermediary for Reger Holdings for the past 15 years on numerous projects from condominiums to industrial. In the last 3 years alone, we arranged the financing for over \$100 million of development in Maine, Massachusetts and South Carolina. One example locally was the Bay House Condominiums in Downtown Portland; a \$20 million dollar construction loan arranged with a Boston Bank that had a very successful sellout.

NGKF Debt group in Boston has the capacity to finance large development projects thru our long term relationships. We also have access to sources thru our owner BGC Partners (NYSE: BGCP) and our proprietary lending platforms in Canter Commercial and Berkeley Point Capital.

Reger Holdings is a third generation well respected real estate company with numerous holdings and experience. The company is run and spearheaded by Mr. Gordon Reger. Our dealing with him and his firm have always been handled in a first class manner. As a result, we would highly recommend Reger Holdings for the development of Commercial Street.

If I can be of any assistance in your decision, please do not hesitate to give me a call. Thank you.

Regards,

David M. Douvadjian



Head of Mortgage Banking

New England

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