

PETERSEN POOL ADVOCATES

P.O. Box 850394

Braintree, MA 02185

EM: petersenpooladvocates@gmail.com

Website: www.petersenpooladvocates.org

VIA EMAIL ONLY:

mayoroffice@braintreema.gov

March 21, 2021

Honorable Charles C. Kokoros
Mayor
1 John F. Kennedy Memorial Drive
Braintree, Massachusetts 02184

RE: *Petersen Memorial Trust and Pool*

Dear Mayor Kokoros:

The Petersen Pool Advocates (the “Advocates”) wish to follow up on our February 17, 2021 meeting with you concerning the Petersen Pool project. The Advocates were pleased to learn that you share our perspective that the future Petersen swimming pool should be built in compliance with Massachusetts Interscholastic Athletic Association (“MIAA”) competitive swim and dive standards. As you know, the current developer of the Braintree Athletic Complex, E Street, LLC, is contractually bound to design, build and finance the Petersen swimming pool that is compliant with MIAA standards, as well as other requirements.¹

At our last meeting, the Advocates found it helpful discussing the latest events regarding the Braintree Athletic Complex at the high school. Since that meeting, a number of troubling rumors have been circulating in the Town about the project. The rumors include:

1. RUMOR #1: E Street, LLC still has not submitted full interior and exterior design plans or obtained financing for the Braintree Athletic Project. Is this statement true?
2. RUMOR #2: E Street, LLC intends to pour the foundation for the Braintree Athletic Complex without full interior and exterior design plans submitted to the Town and building permit(s) issued by the Town. Is this statement accurate?

¹ See: Lease & Development Agreement Components, Town of Braintree & 5 Capital Management, dated April 15, 2015, para. 7(a); Ground Lease, Town of Braintree and BSC Partners, LLC, dated February 28, 2018, para. 1.4(a) and (b); Assignment and Assumption Agreement, BSC Partners, LLC, 5 Capital Management, Inc., and E Street, LLC, dated August 19, 2019, Exhibit C.

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3. RUMOR #3: Instead of constructing a building with new materials, the developer, E Street, LLC, intends to relocate an abandoned space metal structure currently located on Cape Cod and move it to the Braintree High School site for use as the athletic facility's exterior envelope. Is this statement true?
4. RUMOR #4: E Street, LLC intends to build an above-ground 12 foot deep pool within the facility structure, rather than the traditional below grade level swimming pool. Is this statement accurate?
5. RUMOR #5: E Street, LLC intends to contract with the Weymouth Club to operate the Petersen Memorial Pool. Is this statement accurate?
6. RUMOR #6: E Street, LLC is seeking a payment (possibly \$800,000) from the Town of Braintree (Petersen Trust) for its alleged work on the Braintree Athletic Project. Is this statement true?

As Mayor, you serve as the "project manager-in chief" of the Braintree Athletic Complex. Your office, along with your advisor, PMA Consultants, maintain regular contact with E Street, LLC for monitoring its activities. Your direct response as to the accuracy of these rumors is greatly appreciated.

With your leadership, the Petersen Pool Advocates are hopeful that, as a community, we will enter into a new era of transparency regarding the Braintree Athletic Complex and the ongoing process.

Thank you for attention.

Very truly yours,


Daryl Every

cc: Erin McGurn, Steering Committee
Anne Borocov, Steering Committee
Town Council (via email only: towncouncil@braintreema.gov)