

STIGMATINE FATHERS AND BROTHERS

554 LEXINGTON STREET
WALTHAM, MASSACHUSETTS 02542

OFFICE OF THE PROVINCIAL

June 13, 2017

Hon. Jeannette A. McCarthy and

Waltham City Council

c/o Assistant City Clerk
610 Main Street
City Hall Second Floor
Waltham, MA 02452

Dear Mayor McCarthy and Waltham City Council Members,

As I understand it, the Mayor asserted at the City Council meeting on June 12, 2017, that the Stigmatines 'continue to engage a real estate development firm to sell or develop the Stigmatine property.' To dispel any lingering doubt about our intentions, I wish to clarify the Stigmatines current relationship with Atlantic Management Corporation (AMC). On November 25, 2015, the Stigmatines entered into an agreement with AMC to solicit non-binding offers for all or a portion of the Stigmatine property. In January, 2016, when the City entered discussions with the Stigmatines, all efforts to market the property stopped and there are and have been no other agreements or understandings with any other party concerning the sale or development of the property. On December 31, 2016, the agreement with AMC expired and there is presently no agreement in place between the Stigmatines and AMC. Under the now expired agreement, AMC continues to have the right to earn a commission if a sale occurs within one year of expiration to a party that was introduced to the Stigmatines during the term of the agreement.

You might be interested to learn the origins of our involvement with AMC. Beginning in 1960, until his retirement, Anthony Capobianco, MD served as the primary care physician for many in the Stigmatine community in this State. He was an extraordinary physician and an even more extraordinary human being. Over the years he developed close personal relationships with the Stigmatine priests and brothers, which grew from his evidently compassionate medical care.


At some point, Dr. Capobianco established, with another partner, AMC, which, I believe, initially managed properties and eventually branched out into real estate development. One of his sons, David Capobianco is now a principal of the company. It was Dr. Capobianco's friendship with the Stigmatines that initially led him to offer the services of AMC to

recommend ways to manage the Espousal Retreat House buildings and property, and our retirement facilities, in a more efficient, cost-effective manner. They evaluated the use and purpose of the structures and advised us of better, more efficient practices. Their professional suggestions and advice have been very helpful to the operations at our property.

The Stigmatine relationship with AMC is neither shadowy nor sinister. It began with the kind gesture of a friend trying to assist a Catholic religious community with the physical operation of its facilities that provide retreat house ministry and retirement for elderly priests.

Should you require additional information, please do not hesitate to contact me.

Sincerely,


Reverend Robert S. White, C.S.S.
Provincial