

WINCORP ENTREPRENEURIAL SERVICES TRUST

134 South Second St. Unit 410

New Bedford, MA 02740

Tel 508.999.6867

Email: robertxifaras@gmail.com

Jennifer Clarke, Acting City Planner
Department of Planning, Housing and Community Development
City of New Bedford
608 Pleasant St.
New Bedford, MA.
508.979.1500

10.27.17

Re: Centre Trinity United Methodist Church Zoning Petition, 473 County St. New Bedford, MA

Dear Ms. Clarke:

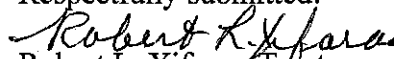
I, Robert L. Xifaras, as Trustee of Wincorp Entrepreneurial Services Trust (hereinafter referred to as Wincorp) representing the proposed end result buyer, have entered into a purchase and sale agreement with Centre Trinity United Methodist Church (hereinafter referred to as (the Church) to purchase the premises owned by the Church located at 473 County St. New Bedford, MA. Unfortunately, because of the number of parishioners over the years has diminish dramatically, the massive size of the building, the costly overhead of maintenance and the extreme deterioration over the past five years

Presently, the premises are zoned for residential, farming and obviously for religious use. The premises have been for sale for over five years. Several parties have been genuinely interested in purchasing the property. Unfortunately, despite numerous parties were interested in purchasing the property, there has not been a sale. Nor has there even been any offer of any kind to purchase the property. The reason for the failure to sell the property is quite simple for four reasons: 1) The condition of the property is in very poor condition needing massive repairs and restructuring including extensive leaks. 2) The massive size of the building. 3) The uneven, awkward layout of the interior structure of the building making it extremely difficult to create a single use or operation. 4) The cleaning and revitalizing of the massive exterior of the building. 5) And the unrealistic tax assessment especially under its present condition far exceeding the true market value of the premises. The cost of restructuring, repairing, rehabbing the property including the carrying cost pending its rehabilitation could very well closely reach the present assessment.

It is for the aforementioned reasons, that the proposed end result buyer, the SouthCoast Grecian Marketplace is seeking to have the property to allow Mixed Use whether by rezoning, variance or special permit or what would be allowed for the intended purposes with building photos as follows:

1. SouthCoast Performing Artss, Conventions and Events Center
2. Café X's Restaurant and Cabaret Lounge
3. SouthCoast Banquet Facilities
4. Professional and Business Forum
5. Offices and/or Apartments
6. A non-denominational chapel, if feasible. Enclosed are photos of building and of its interiors

Respectfully submitted:


Robert L. Xifaras, Trustee

