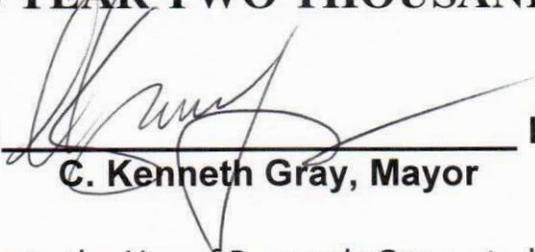




RECEIVED
16 SEP -2 AM 11:22
AMESBURY CITY CLERK

**CITY OF AMESBURY
IN THE YEAR TWO THOUSAND SIXTEEN**

SPONSORED BY:


C. Kenneth Gray, Mayor

BILL No 2016-086

A Resolution Relative to the Use of Proceeds Generated from the Potential Disposition of Margaret Rice Park.

Summary: Subject to the completion of necessary legal and other authorizations, the City will consider the use of the proceeds from the potential sale of the property commonly known as Margaret Rice Park (Assessors Map 98 parcel 18 with 3.71 acres, and Map 98 parcel 17 with 1.89 acres, and Map 97 parcel 11 with 31.90 acres, hereafter referred to as the PROPERTY) for the purpose of of constructing athletic fields. The majority of such allocation shall be dedicated to the Woodsom Farm soccer fields as determined by a future capital allocation plan proposed by the Mayor in consultation with the City Council and other relevant public bodies within the City.

WHEREAS, the City Council voted through Order number 2001 - 51, in March of 2001, to surplus the PROPERTY for the purpose of siting recreational fields at the PROPERTY ; and

WHEREAS, the PROPERTY in its current condition is not well suited for the development of athletic fields; and

WHEREAS, the PROPERTY located near I-495 is better suited for economic development to grow the commercial/industrial tax base; and

WHEREAS, any potential sale of the PROPERTY will generate revenue, hereinafter referred to as the PROCEEDS; and

WHEREAS, the Mayor, in an effort to honor the City Council vote of Order 2001-51, recommends that such PROCEEDS be used for the development of athletic fields; and

WHEREAS, the City and the Amesbury Soccer Association (ASA) have entered into a lease agreement, hereinafter referred to as the LEASE, for the development of soccer fields by the ASA at Woodsom Farm, hereinafter referred to as the PROJECT; and,

WHEREAS, the ASA has demonstrated extraordinary, concrete commitment to the development and management of the PROJECT in the best interest of Amesbury; and,

WHEREAS, the PROCEEDS shall be dedicated to the PROJECT in a manner determined by a future capital allocation plan as may be proposed by the Mayor; and,

WHEREAS, such a capital allocation plan shall be subject to a specific budget, all applicable statutes and regulations, any amendments to the LEASE, and any subsequent action by the City Council; and

WHEREAS, no portion of the PROCEEDS shall be used for any engineering or administrative purposes or costs whatsoever; and

WHEREAS, the PROCEEDS shall be allocated and managed through and by the City; and,

WHEREAS, this resolution is subject to approval of the Order filed in September 2016 entitled **An Order to Transfer the Care, Custody, and Control of Margaret Rice Park from the Tax Title Custodian to the Mayor for General Municipal Purposes.**

NOW, THEREFORE, be it Resolved by the City Council of the City of Amesbury assembled, and by the authority of the same, that the City Council does hereby support the recommendation of the Mayor and further supports the establishment of a future capital allocation plan that provides for the allocation of the PROCEEDS for the purposes of construction and development of the PROJECT.



Amesbury

Mayor C. Kenneth Gray

Office of the Mayor
City Hall, 62 Friend Street
Amesbury, MA 01913-2884

(978) 388-8121
Fax: (978) 388-6727
mayorgray@amesburyma.gov

September 2, 2016

Christian Scorzoni
City Council President
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Dear President Scorzoni,

As we move forward to identify opportunities for economic development the efforts of the initial LEAD program have led to the discovery that Margaret Rice Park is not officially a park and is thus not subject to the provisions of Article 97. With this finding, the possibility of using the property for economic development and access to other key properties becomes more viable. Of course, this is dependent on the City Council vote on the Order titled *Transfer Margaret Rice Park from Tax Title Custodian to Mayor for General Municipal Purposes*.

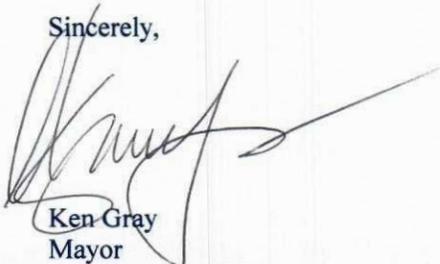
If we move forward on the Order we can also accomplish the intent of the City Council Order 2001-51 which voted to develop Athletic fields at Margret Rice Park. However, rather than developing fields on a difficult, isolated site, there are other means to accomplish the same goal. In keeping with the intent of the prior Council vote, I am requesting that the City Council support a Resolution that would begin the process to allocate the proceeds from the sale of Margaret Rice Park to use for the construction of soccer fields at Woodsom Farm..

The attached resolution recommends we develop a plan for the use of the proceeds with specific steps and allocation procedures. We are not asking for a vote to allocate the proceeds today. In this case, we are submitting the resolution to introduce a complex process, engage in dialogue, request support, and then begin the work to submit a subsequent Order to enact the idea if and when such an opportunity is presented to the City.

Many stakeholders have been involved to create the vision of the fields at Woodsom Farm, and much opportunity exists at Margaret Rice Park for economic development. We can achieve both goals if we move forward.

I thank you and your fellow Councilors in advance for your consideration.

Sincerely,



Ken Gray
Mayor



Amesbury

William Scott
Director Office of Community Development
City Hall, 62 Friend Street
Amesbury, MA 01913-2884

(978) 388-8110 - 313
scottw@amesburyma.gov

September 1, 2016

Mayor Ken Gray
City Hall
City of Amesbury
62 Friend Street
Amesbury Massachusetts 01913

Dear Mayor Gray,

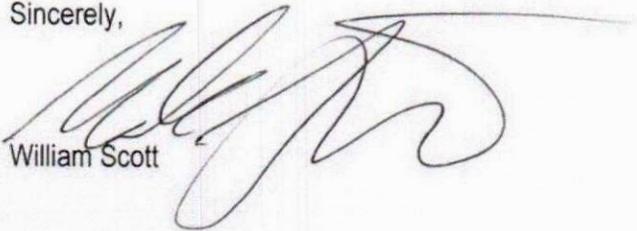
Resulting from the research on the LEAD program it appears Margaret Rice Park is in the process of consideration as land for general municipal purpose, not a park. As such the property becomes available, for other purposes. What is important to understand is the economic viability of a site close to the highway and other commercial property. Conversely as a site for athletic fields it lacks proximity to populations, and will be difficult to develop given its current state. Subject to the Order to address the ownership issue this property would be more likely a development site which would impact City Council Order 2001-51 to target the property for athletic fields.

Therefore as you have requested, to honor the intent of the 2001 Order and facilitate a more rapid development of athletic field projects in the City I have drafted the attached resolution.

The resolution requests support to develop a Capital Allocation Plan (CAP) for the use of the proceeds from the future sale of Margaret Rice Park. The plan would coordinate all of the complex issues associated with the surplus, receipt, votes, agreements, and use of the funds. Before we begin the process, as part of an early transparency, the attached resolution is intended to gauge the Council concerns and support to guide the development of the CAP. Therefore when the proceeds are available we will already have the allocation understood and ready to proceed.

I will make myself available for the City Council meeting on September 13, 2016.

Sincerely,


William Scott