



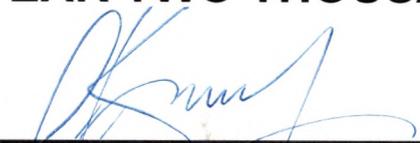
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AMESBURY CITY CLERK

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

SPONSORED BY:


C. Kenneth Gray, Mayor

BILL No. 2018-065

An Order to: To Authorize the Mayor to Enter into an Agreement with the Massachusetts Department of Transportation to Acquire a Portion of Land Located off of Elm Street, abutting Interstate 95, for General Municipal Purposes and for the Purpose of Disposition.

Summary: The City Council shall vote to authorize the Mayor to acquire from the Massachusetts Department of Transportation a portion of land located off of Elm Street, abutting Interstate 95, for general municipal purposes and the purpose of disposition, and to dispose of such property pursuant to the provisions of Massachusetts General Laws Chapter 30B, Section 16 for the benefit of economic development within the City.

Be it Ordered by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:

Whereas, the Massachusetts Department of Transportation ("MassDOT") owns a certain parcel of property (the "Road Property") located off of Elm Street, abutting Interstate 95, in the City being an existing cul-de-sac, containing 0.71 acres, more or less, as approximately shown on the plan attached hereto as Exhibit A; and

Whereas, the Road Property is a parcel that is no longer needed for highway purposes and will be declared surplus by the MassDOT Highway Administrator and

Whereas, MassDOT is agreeable to amend an existing agreement with the City to provide for the conveyance of the Road Property to the City subject to specific conditions; and

Whereas, the Mayor seeks to acquire the Road Property for the general benefit of the City, in particular with respect to the economic development of the area within which the Road Property is located; and

Whereas, such economic development opportunities would benefit from the acquisition of the Road Property by the City and its subsequent disposition in accordance with the requirements of G.L. c. 30B, §16, if applicable.

Now, therefore, the City Council votes, pursuant to the provisions of G.L. c. 40, §4A, to authorize the Mayor to amend an existing agreement with MassDOT to provide for the acquisition of the Road Property; and further authorizes the Mayor to acquire the Road Property pursuant to the provisions of G.L. c. 40, §14, for general municipal purposes and the purpose of disposition;

And further, to authorize the Mayor to dispose of the Road Property in accordance with the requirements of G.L. c. 30B, §16, if applicable;

And further, to authorize the Mayor to execute any and all documents and take any and all actions reasonably necessary to effectuate the purposes of this Order in the best interest of the City.



Amesbury

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

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

Memorandum

To: Mayor Gray
From: William Scott
RE: MassDOT Property at Elm and Macy
Date: August 31, 2018

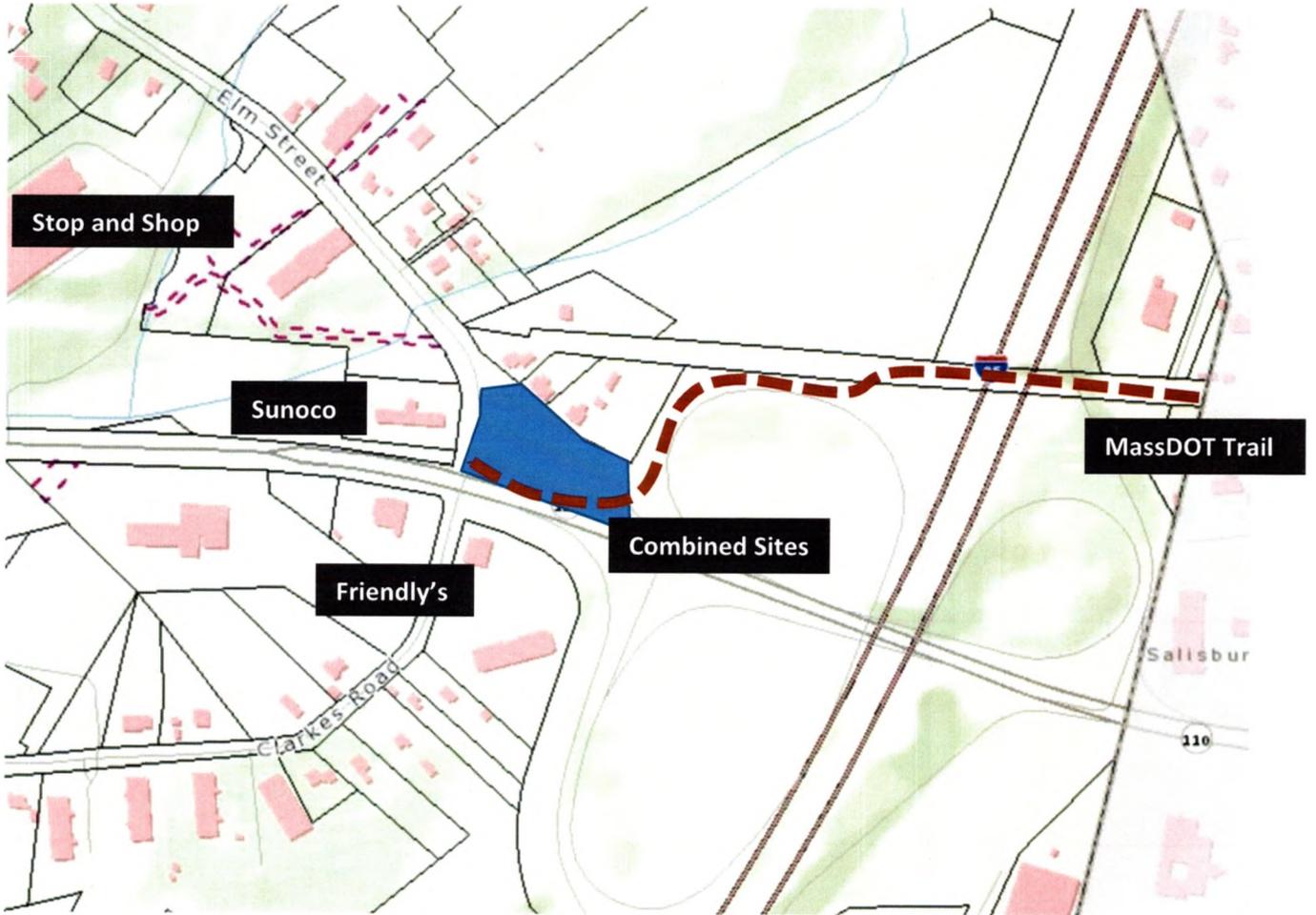
The collection of properties at the corner of Macy and Elm, both in the ownership of MassDOT and privately, have been at the forefront of possibilities as assets for economic development. These properties collectively have not been available to create greater opportunity necessary to attract a higher and better use. Individually the sites have only been considered for small retail opportunities. The unique and challenging aspect has been the integration of MassDOT properties and plans into a cohesive approach that creates dynamic growth potential. This involves the following three basic steps as they relate to the MassDOT and City Council:

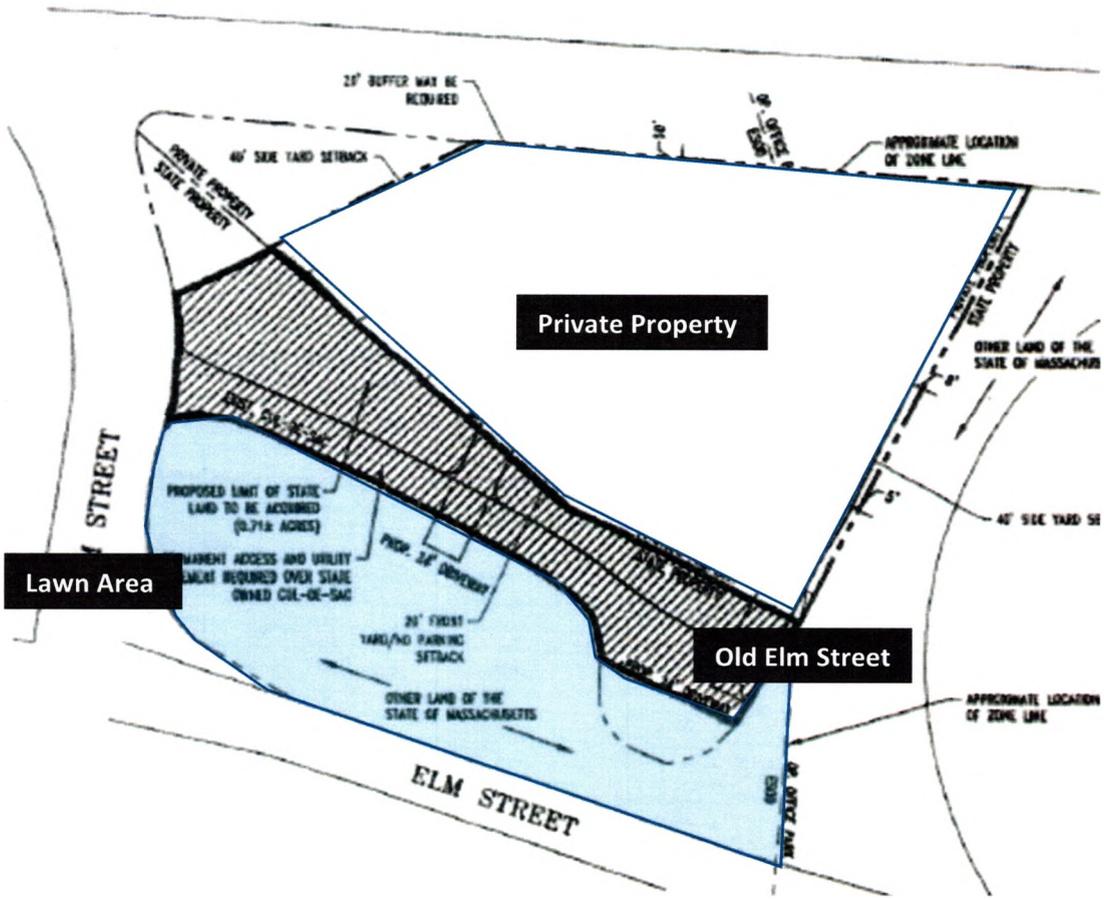
1. MassDOT Trail Plans: We have made considerable inroads in planning economic growth within the window of the trail plans, and will work with prospective developers to facilitate the trail plans via site restrictions.
2. Disposition of the "Lawn Area": The release of the Lawn area for disposition has already occurred by a City Council Order number 2017-104. MassDOT has already authorized the grant of the area to the City. The next step is raising and appropriating the funds, as outlined in the attached MassDOT correspondence, to purchase the property. In this regard, the attached Order regarding authorization of funds will address the matter.
3. Surplus and Disposition of "Old Elm Street": This step would have been more efficient together with the disposition of the "Lawn"; however, the timing of the release by MassDOT was not commensurate with the availability of the "Lawn" property. Given that Old Elm Street is a public roadway, there are more issues to address. While the "Lawn" property was released on December 12, 2017, the Old Elm Street property is now beginning that release process. There is no anticipated cost for the Old Elm Street land, therefore there will be no appropriation request at this time.

While the above separate steps make a more complex project that is the nature of dispositions across multiple parcels with State agencies. Given the complexity, we cannot speak more highly of MassDOT and their cooperation to facilitate this complex process toward achieving economic development objectives. Rather than waiting until all of the issues with each property were addressed, we wanted to take action on each item as they occurred to facilitate forward momentum and not move backwards in the process. Towards that end, the two orders currently before the City Council will wrap-up the MassDOT parcels so we can begin to create the combined parcel opportunities that will lead to a more optimum site for economic development.

As we get closer to a solution for all of the properties, we anticipate that more information on the total coordination outcomes will be available by the Finance Committee meeting.

Locus Plan Combined Sites





- The Lawn Property in blue
- Old Elm in stripes

Property lines in photo are an approximation.

