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CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY

20 MAY -4 PM 3:59

AMESBURY CITY CLERK

SPONSORED BY:

Kassandra Gove

BILL No. 2020-051

Kassandra Gove, Mayor

An Order transferring the public property known as the former Trader Allen's Truck Stop located at 21 Pond View Avenue (a.k.a. Route 150 Extension) consisting of approximately 6.77 acres of commercially zoned land from the Treasurer/Collector for tax title purposes to the Mayor for the purpose of disposition pursuant to a development proposal.

Historically the property was privately owned and operated, being used as a truck stop that included a diner, motel, and fueling station/service garage. This type of use occurred since the 1950s with commercial permit records for Amesbury dating to the 1980s. The property was abandoned in the 1990s. The property was taken by the City through tax foreclosure in 2001 and has since been held by the Treasurer/Collector acting as Tax Title Custodian.

The property is identified as a Brownfield under state and federal definitions. It is also listed by the Massachusetts Department of Environmental Protection pursuant to the Massachusetts Contingency Plan (MCP) as a waste site with Release Tracking Numbers (RTN) 3-25667, 3-25880, and 3-25885. MCP work was conducted on the site by the City in the early to mid-2000s and over the last 2 years. The site has been remediated to some extent through the removal of underground storage tanks (UST) from the former fueling station. The City is currently summarizing those past reports and preparing recommendations for possible continued MCP actions.

As the property was taken through tax foreclosure and certain protections are afforded the City under M.G.L. c. 21E and the Brownfields regulations, the City must prevent further contamination and be actively trying to divest itself of the property. The action of selling the property will help the City fulfill those requirements and remove a potential liability from the City property inventory.

Summary: The Mayor seeks to sell and encourage redevelopment of this underutilized and vacant property to remove the obligation of maintenance costs and potential liability and to place the site on the tax rolls in order to increase revenue to the City. Such process of redevelopment shall involve the coordination with the neighborhood to ensure compatibility of the proposed use with the surrounding area.

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

Pursuant to the provisions of M.G.L. c. 40, sec. 15A, the City Council hereby votes to transfer the care, custody, management, and control of the property known as the former Trader Allen's Truck Stop located at 21 Pond View Avenue (a.k.a. Route 150 Extension) consisting of approximately 6.77 acres of commercially zoned land, currently held by the Collector/Treasurer acting as Tax Title Custodian for tax title purposes, to the Mayor for the purpose of disposition of said property by sale or lease of all or any portion thereof for private redevelopment pursuant to the provisions of M.G.L. c. 30B, sec. 16; and further, to authorize the Mayor to execute such agreements, instruments, and documents as are necessary to effectuate the purpose of this order.



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY

SPONSORED BY: _____ **BILL No. 2020-**_____
Kassandra Gove, Mayor

An Order ~~to request the City Council vote to authorize transferring the Mayor to surplus, procure a development proposal, and then sell the public property known as the former Trader Allen's Truck Stop. The property located at 21 Pond View Avenue (a.k.a. Route 150 Extension) consistings of approximately 67.77 acres of commercially zoned land from the Treasurer/Collector for tax title purposes to the Mayor for the purpose of disposition pursuant to a development proposal.~~

Historically the property was privately owned and operated, being used as a truck stop that included a diner, motel, and fueling station/service garage. This type of use occurred since the 1950s with commercial permit records for Amesbury dating to the 1980s. The property was abandoned in the 1990s. The property was taken by the City through tax foreclosure in 2001 and has since been held by the Treasurer/Collector acting as Tax Title Custodian.

The property is identified as a Brownfield under state and federal definitions. It is also listed ~~under~~ by the Massachusetts Department of Environmental Protection pursuant to the Massachusetts Contingency Plan (MCP) as a waste site with the following Release Tracking Numbers (RTN) 3-25667, 3-25880, and 3-25885. MCP work was conducted on the site by the City in the early to mid-2000s and over the last 2 years. The site has been remediated to some extent through the removal of underground storage tanks (UST) from the former fueling station. The City is currently summarizing those past reports and preparing recommendations for possible continued MCP actions.

As the property was taken through tax foreclosure and certain protections are afforded the City under M.G.L. c. 21E and the Brownfields regulations, ~~In order to comply with the Brownfield regulations~~ the City must prevent further contamination and be actively trying to divest itself of the property. The action of selling the property will help the City fulfill those requirements and remove a potential liability from the City property inventory.

Summary: The Mayor seeks to sell and encourage redevelopment of this underutilized and vacant property to remove the obligation of maintenance costs and potential liability and to place the site on the tax rolls in order to increase revenue to the City. Such process of redevelopment shall involve the coordination with the neighborhood to ensure compatibility of the proposed use with the surrounding area.

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

Pursuant to the provisions of M.G.L. c. 40, sec. 15A, and c. 30B, sec. 16, the City Council hereby votes to transfer the care, custody, management, and control of the property known as the former Trader Allen's Truck Stop located at 21 Pond View Avenue (a.k.a. Route 150 Extension) consisting of approximately 67.77 acres of commercially zoned land, described herein currently held by the City Collector/Treasurer acting as Tax Title Custodian for tax title purposes, to the Mayor for the purpose of disposition of the said property by sale or lease of all or any portion thereof for private redevelopment pursuant to the provisions of . Further, in accordance with M.G.L. c. 30B, sec. 16; and further, to authorize the Mayor to execute such agreements, instruments, and documents as are necessary to effectuate the purpose of this order, to facilitate such sale the City Council declares the rights of such property to be surplus and available for disposition by sale.



Amesbury

Donna Cornoni, Treasurer
City Hall, 62 Friend Street
Amesbury, MA 01913-2825

Tel: (978) 388-8105
Fax: (978) 388-8113
Email: donnac@amesburyma.gov

May 4, 2020

Notice to the City Council
Determination of Surplus Real Property Pursuant to M.G.L. c. 40, sec. 15A

As Treasurer/Collector for the City of Amesbury, acting in my capacity as Tax Title Custodian, I hereby give notice to the City Council of my determination pursuant to the provisions of G.L. c. 40, sec. 15A that the property known as the former Trader Allen's Truck Stop located at 21 Pond View Avenue (a.k.a. Route 150 Extension) consisting of approximately 6.77 acres of commercially zoned land currently under my care, custody, management and control for tax title purposes is surplus to such purposes and is therefore available for transfer to another board or officer of the City.

Donna Cornoni
Treasurer/Collector
Tax Title Custodian