



Rec'd
10/10/24
City Clerk

CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-FOUR

SPONSORED BY: Kassandra Gove **BILL No. 2024-133**
Kassandra Gove, Mayor

An Order authorizing the Mayor to dispose of, by sale or lease, a portion or portions of City-owned property and any structures thereon consisting of approximately .18 acres (8,000 SF +/-) located at **9 School Street** (Parcel 52-199, formerly the “Ordway School”) as shown on Exhibit 1, and approximately .07 acres (3,000 SF +/-) located at **5 School Street** (Parcel 52-202, formerly the “Orlando S. Bailey House”) as shown on Exhibit 2.

Summary: The Mayor is requesting authorization to dispose of a portion or portions of two (2) City-owned properties to enable the creation of no more than eight (8) residential units at **9 School Street** and no more than one (1) single-family dwelling at **5 School Street**. The remaining property will be retained by the City for public parking or other municipal use(s) as needed. Additionally, the portion of the 5 School Street property that the City is retaining (2,757 SF +/-) of paved parking behind the Orlando S. Bailey House would be held by the City for (or transferred to) the Library Board of Trustees for their exclusive use as part of the Library Project.

The disposition of a portion or portions of the properties and any structures thereon will remove the obligation for maintenance and demolition costs, limit liability of the City for those properties, and place both properties on the tax rolls to increase tax revenue as new growth. The selected developer(s) of these properties will be responsible for the design, permitting, and subdivision of the lots which shall be in substantial compliance with the conceptual subdivision plan shown on Exhibits 1 and 2. The two properties are zoned Central Business District (CBD) and allow for commercial, mixed, or residential uses. Additionally, the selected developer will be required to restore, rehabilitate, or reconstruct the exterior of the two historic structures located on the properties as required under a Historic Preservation Special Permit and comply with affordability requirements. Proceeds of the sale will be deposited into a Receipts Reserved for Real Estate account to be used to support the restoration and repair of the Amesbury Public Library. A future vote of City Council will be required to transfer funds from the Receipts Reserved for Real Estate account to a capital account for Library maintenance and repairs, which will

be focused on water infiltration mitigation, including but not limited to roof, gutters, windows, masonry, exterior paint, soffits, eaves, and stairs.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows: That pursuant to the provisions of G.L. c. 40, sec. 15A, the care, custody, management, and control of the properties and any structures thereon described herein is hereby transferred from the board or officer having custody thereof for the purposes for which said properties are currently held to the Mayor for the purpose of disposition by sale or lease of a portion or portions of said properties and any structures thereon for private redevelopment for no more than eight (8) residential units in the structure located on **9 School Street** (the former “Ordway School”) and no more than one (1) single-family dwelling in the structure located on **5 School Street** (the “Orlando S. Bailey House”), said disposition to be undertaken in accordance with the provisions of G.L. c. 30B, sec. 16 upon such terms and conditions as the Mayor determines to be in the best interest of the City; and that the Mayor is hereby authorized to enter into such agreements and execute such instruments as may be necessary to effectuate the purposes of this Order. Proceeds of the sale will be deposited into a Receipts Reserved for Real Estate account to be used to support the restoration and repair of the Amesbury Public Library. A future vote of City Council will be required to transfer funds from the Receipts Reserved for Real Estate account to a capital account for Library maintenance and repairs, which will be focused on water infiltration mitigation, including but not limited to roof, gutters, windows, masonry, exterior paint, soffits, eaves, and stairs.

DR. NEHEMIAH ORDWAY HIGH AND GRADE SCHOOL, 9 SCHOOL STREET



9 School Street – Ordway School (c. 2024)



9 School Street – Ordway School (C. 1960)

BUILDING HISTORY – Originally constructed in 1863, the Ordway school was built for the growing city of Amesbury. The building is a two-story Italianate building with a below-grade fully finished basement. The building is constructed with wood frame exterior walls with a wood clapboard finish and a flat roof covering. The school was converted to town offices in the 1960s. The building underwent renovation and an addition for a new entrance and stairwell in 1981. Since then, it has been home to various departments including, but not limited to, the Senior Center and, most recently, the Fire Station and Emergency Center. The building is no longer occupied due to several issues including active roof leaks, and the building was condemned by the Building Department. Although owned by the City, it is no longer used by the City. However, there are several radio towers attached to the building that are part of the public safety radio system. The Ordway School building is currently listed on the Massachusetts Historic Commission's MACRIS database, but it is not listed on the National Register of Historic Places.

BUILDING SQUARE FOOTAGE– The first, second, and basement levels are all 2,789 square feet. The gross building area is approximately 8,535 square feet.

CURRENT VALUE – The current assessed value (2023) of the Ordway School building is \$577,300. The assessed value of the .53-acre site is \$250,200 for a total assessed value of \$827,500. The current replacement value of the Ordway School/Admin Office building is \$895,577.

PROJECTED VALUE – Once restored, the Ordway School is expected to have an assessed value of approximately \$2.5m.

ORLANDO S. BAILEY HOUSE, 5 SCHOOL STREET



5 School Street – Orlando S. Bailey House (c. 2024)



5 School Street – Orlando S. Bailey House (c. 1960)

BUILDING HISTORY – Originally constructed in 1850, the Orlando S. Bailey House is a two-story Greek revival single family residence with a below-grade unfinished basement. The building is constructed with wood frame exterior walls with a wood clapboard finish and an asphalt shingle roof covering. The house was obtained by the city of Amesbury in 2001 but is currently vacant. It was condemned by the Building Department due to a collapsed floor within the existing home. The Orlando S. Bailey House is currently listed on the Massachusetts Historic Commission’s MACRIS database, but it is not listed on the National Register of Historic Places.

BUILDING SQUARE FOOTAGE – The first, second, and basement levels are all 1,080 square feet respectively. The gross building area is approximately 4,158 square feet.

CURRENT VALUE – The current replacement value of the Orlando S. Bailey House is \$343,814. The current assessed value (2023) of the Orlando S. Bailey House is \$201,600. The assessed value of the .13-acre site is \$193,300 for a total assessed value of \$394,600.

PROJECTED VALUE – Once restored or reconstructed, the Orlando S. Bailey House is expected to have an assessed value of approximately \$600,000.

Annual Town Report 1969

Committee, Alphanumeric Committee, Breathalyzer Committee and Sewerage Committee.

Article 4. To see if the town will vote to authorize the treasurer, with the approval of the Selectmen, to borrow money in anticipation of the revenue for the financial years beginning January 1, 1969 and January 1, 1970 in accordance with provisions of General Laws, Chapter 44, Section 4, and to renew any note or notes as may be given for a period of less than one year, in accordance with the provisions of General Laws, Chapter 44, Section 17, or take any other action relative thereto.

Article 5. To hear the report of the finance committee and take action on the same in accordance with the By-law on "Unquestioned Recommendations" and see what sums of money the town will raise and appropriate for the expense of the Town for the ensuing year.

Article 6. To see if the town will vote to authorize the Selectmen to dispose of any tax title property by public auction which has come into the Town's possession or which may come into the town's possession.

Article 7. To see if the town will vote to give the surplus dog tax for the use of the Public Library.

Article 8. To see if the town will vote to authorize the Board of Health to appoint one of its members as Agent for the Board of Health and another of its members as Board of Health Physician and to establish the salaries of such officers.

Article 9. To see if the town will vote to accept all such gifts and bequests as have been placed in the trust for the Town of Amesbury for the care, maintenance, preservation or embellishment of the Old Corner, Union and Mount Prospect Cemeteries or lots situated therein, a more particular description of said funds and the lots to which they apply being contained in the Accountant's report in the Town Report for the year ending December 31, 1968.

Article 10. To see if the town will vote to accept all gifts, devises, and bequests of real or personal property and all trust funds, or the income thereof, which have been devised, bequeathed or given by will, or otherwise to the town.

Article 11. To see if the town will vote to authorize the Board of Selectmen to dispose of by public auction any furniture, apparatus, or other articles which in their judgment or in collaboration with the various department heads, has, or shall become, worn-out, obsolete, or of no further use.

★ Article 12. To see if the town will vote to raise and appropriate or transfer from available funds the sum of \$1,000.00 for the raising and leveling of the Ordway School land and buildings declared surplus by the School Committee.

Article 13. To see if the town will vote to sell at public auction the land and buildings of the Whittier School declared surplus and returned to the Board of Selectmen.

Article 14. To see if the town will vote to sell at public auction the old ambulance.

**WARRANT FOR SPECIAL TOWN MEETING
FEBRUARY 24, 1986**

Essex, ss.

To either of the Constables of the Town of Amesbury:
Greeting:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Town Meeting Members qualified to vote in town affairs to meet at the Town Hall on Monday, February 24, 1986 at 7:30 P.M. then and there to act on the following articles:

Article 1. To see if the town will vote to accept the provisions of Section 40 of Chapter 71 as amended by Chapter 188 of the Acts of 1985 and to increase all teacher salaries to at least \$18,000.00 per year.

Article 2. To see if the town will vote to approve the contract between the Amesbury School Committee and the Amesbury Federation of Teachers AFL-CIO, Unit C Nurses, for 1985-88.

Article 3. To see if the Town will vote to raise and appropriate or take from available funds the amount of \$20,775 to pay nurses salary adjustments for the 1985-86 year under the recently negotiated agreement between the Amesbury School Committee and the school nurses.

Article 4. To see if the Town will vote to approve the contract between the Amesbury Police Association and the Town of Amesbury for fiscal years 1985, 1986 and 1987.

Article 5. To see if the Town will vote to raise and appropriate or take from available funds the sum of \$138,490.00 to fund the contract between the Amesbury Police Association and the Town of Amesbury for fiscal years 1985 and 1986.

Article 6. To see if the Town will vote to raise and appropriate or take from available funds the sum of \$15,000.00 for a Wage & Classification Study.

Article 7. To see if the town will vote to raise and appropriate or take from available funds the sum of One Thousand Ninety-Five Dollars and Ninety-Seven Cents (\$1,095.97) to pay Jeanne (Mayfield) Griesmayer the sum of Six Hundred Sixty Dollars and Ninety Cents (\$660.90) and Barbara Collins the sum of Four Hundred Thirty-Five Dollars and Seven Cents (\$435.07) for longevity entitlement.

Article 8. To see if the Town will vote to raise and appropriate or take from available funds the sum of \$3,000.00 (Three Thousand Dollars) to complete renovations in the Civil Defense Emergency Operations Center in the Ordway School or take any other action relative thereto.

And you are hereby directed to serve this warrant by posting attested copies in the Town Hall and in not less than eleven (11) other public places within said town, fourteen days at least before said February 24, 1986 the date of holding of said meeting.

Hereof fail not and make return of the warrant with your doings thereon to the Town Clerk at the time and place of said meeting.

Given under our hands this Twenty-Second day of January, 1986.

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 40** POWERS AND DUTIES OF CITIES AND TOWNS**Section 15A** TRANSFER OF LAND; PROCEDURE

Section 15A. Whenever a board or officer having charge of land, including land acquired for playground purposes pursuant to the provisions of section fourteen of chapter forty-five, but excluding land acquired for park purposes, constituting the whole or any part of an estate held by a city or town within its limits for a specific purpose shall determine that such land is no longer needed for such purpose, whether such land was acquired before or after the effective date of this section and whether acquired by eminent domain, purchase, gift, devise or otherwise, such board or officer shall forthwith give notice of such determination to the city council of the city or the board of selectmen of the town. At any time after the receipt of such notice, the city council of the city by a two thirds vote of all its members, in the case of a city having a city manager, with the approval of said city manager, and in the case of other cities, with the approval of the mayor, or the town by a two thirds vote at a regular or special town meeting, may transfer the care, custody, management and control of such land to the same or another board or officer of the city or town for another specific municipal purpose, any provision of general or special law to the contrary notwithstanding; provided, that no such transfer shall be valid if it is in violation of any term or condition of the title of the city or town to such land.

In any city or town which accepts the provisions of this paragraph, when land is being transferred for the purpose of constructing low and moderate income housing, the vote required of the city council or the town meeting shall be by a majority vote.

Part I ADMINISTRATION OF THE GOVERNMENT**Title III** LAWS RELATING TO STATE OFFICERS**Chapter 30B** UNIFORM PROCUREMENT ACT**Section 16** REAL PROPERTY; DISPOSITION OR ACQUISITION

Section 16. (a) If a governmental body duly authorized by general or special law to engage in such transaction determines that it shall rent, convey, or otherwise dispose of real property, the governmental body shall declare the property available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property.

(b) The governmental body shall determine the value of the property through procedures customarily accepted by the appraising profession as valid.

(c) A governmental body shall solicit proposals prior to:

(1) acquiring by purchase or rental real property or an interest therein from any person at a cost exceeding \$35,000; or

(2) disposing of, by sale or rental to any person, real property or any interest therein, determined in accordance with paragraph (b) to exceed \$35,000 dollars in value.

(d) The governmental body shall place an advertisement inviting the submission of proposals in a newspaper with a circulation in the locality sufficient to inform the people of the affected locality. The governmental body shall publish the advertisement at least once a week for two consecutive weeks. The last publication shall occur at least eight days preceding the day for opening proposals. The advertisement shall specify the geographical area, terms and

requirements of the proposed transaction, and the time and place for the submission of proposals. In the case of the acquisition or disposition of more than twenty-five hundred square feet of real property, the governmental body shall also cause such advertisement to be published, at least thirty days before the opening of proposals, in the central register published by the state secretary pursuant to section twenty A of chapter nine.

(e) The governmental body may shorten or waive the advertising requirement if:

(1) the governmental body determines that an emergency exists and the time required to comply with the requirements would endanger the health or safety of the people or their property; provided, however, that the governmental body shall state the reasons for declaring the emergency in the central register at the earliest opportunity; or

(2) in the case of a proposed acquisition, the governmental body determines in writing that advertising will not benefit the governmental body's interest because of the unique qualities or location of the property needed. The determination shall specify the manner in which the property proposed for acquisition satisfies the unique requirements. The governmental body shall publish the determination and the reasons for the determination, along with the names of the parties having a beneficial interest in the property pursuant to section forty J of chapter seven, the location and size of the property, and the proposed purchase price or rental terms, in the central register not less than thirty days before the governmental body executes a binding agreement to acquire the property.

(f) Proposals shall be opened publicly at the time and place designated in the advertisement. The governmental body shall submit the name of the person selected as party to a real property transaction, and the amount of the transaction, to the state secretary for publication in the central register.

(g) If the governmental body decides to dispose of property at a price less than the value as determined pursuant to paragraph (b), the governmental body shall publish notice of its decision in the central register, explaining the reasons for its

decision and disclosing the difference between such value and the price to be received.

(h) This section shall not apply to the rental of residential property to qualified tenants by a housing authority or a community development authority.

(i) Acquisitions or dispositions of real property or any interest therein pursuant to this section between governmental bodies and the federal government, the commonwealth or any of its political subdivisions or another state or political subdivision thereof shall be subject to subsections (a), (b) and (g).

