

2025 MAR 31 P 3: 22

CITY OF AMESBURY, MA



CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-FIVE

SPONSORED BY: Kassandra Gove **BILL No. 2025-037**
Kassandra Gove, Mayor

An Order to authorize the Mayor to accept and expend an FY25 Community One Stop for Growth MassWorks Infrastructure Program grant in the amount of \$500,000 from the Massachusetts Executive Office of Economic Development to support the Clark's Road project.

Summary: These Pre-Construction (Design, Engineering, Permitting, Bidding, Etc.) grant funds will be expended for Clark's Road infrastructure improvements to support future development within the newly zoned Smart Growth Overlay and MBTA Multifamily Overlay Districts. The engineering work will include full existing conditions survey of the area, water main sizing and layout, sidewalks and ADA ramps, stormwater, and traffic calming measures along 0.5 miles of Clarks Road and the intersection with Main Street. The roadway would be designed for a full reconstruction similar to Elm Street, which was recently reconstructed by MassDOT and the City as a TIP project and will be engineered to a final stage that would be suitable for the execution of bidding and construction through another funding source. No match required.

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

That the City of Amesbury authorizes the Mayor to accept and expend an FY25 Community One Stop for Growth MassWorks Infrastructure Program grant in the amount of \$500,000 from the Massachusetts Executive Office of Economic Development to support the Clark's Road project.



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
<https://www.mass.gov/orgs/eoed>

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
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Kassandra Gove, Mayor
City of Amesbury
62 Friend Street
Amesbury, MA 01913

October 11, 2024

Dear Mayor Gove: RE: **Amesbury-Amesbury-Clark's Roa-00926**

Congratulations on Amesbury's successful application to the FY25 Round of the Community One Stop for Growth. On behalf of the Healey-Driscoll Administration, I am pleased to inform you that a grant in the amount of **\$500,000** from the **MassWorks Infrastructure Program** has been approved to support the **Clark's Road project**.

If this project is located in an MBTA Community, please note that a contract will not be executed if the community is noncompliant with Section 3A of M.G.L. Chapter 40A as determined by EOHLIC.

As a condition of the award, you will be required to submit a completed Pre-Contract Form (to be provided by EOED) no later than January 31, 2024, to begin the contracting process. A MassWorks team member will reach out directly to discuss any additional conditions or requirements, as well as the next steps related to this grant award. If you have any immediate concerns, please contact Senior Director of Communities and Programs, Marc Horne, at marc.horne@mass.gov.

Please be advised that this letter does not constitute an agreement or contract with EOED or the Commonwealth of Massachusetts, and the grant award is not final until the organization has executed a contract with EOED. You should not proceed with any grant activities until a contract is in place.

Sincerely,

A handwritten signature in black ink that reads "Yvonne Hao".

Yvonne Hao
Secretary of Economic Development

APPLICANT INFORMATION

1.1. Applicant Organization Name:

City of Amesbury

1.2. Organization Location:

Amesbury

Save the form after selecting Organization Location.

1.3. Organization Type

Public Entity

Municipality

Public Housing Authority

Redevelopment Authority

Regional Planning Agency

Quasi-Governmental Agency (i.e. Economic Development Industrial Corporation, etc.)

Water, Sewer, or Service District

Non-Public Entity

1.4. Applicant Organization Legal Address

Street Address:

62 Friend Street

City/Town:

Amesbury

State:

Massachusetts

Zip Code:

01913

1.5. Organization CEO

CEO Name

Kassandra Gove

CEO Phone

(978) 388-8121

CEO Email

govek@amesburyma.gov

CEO Title

Mayor

1.6. Project Contact (if different than CEO)

Project Contact Name

Lisa DeMeo

Project Contact Title

Asst. DPW Director

Project Contact Phone

(978) 388-8116

Project Contact Email

demeol@amesburyma.gov

Organization Description – Describe your organization’s structure, including staff capacity, and economic development goals.

The City of Amesbury is comprised of 17 departments, located primarily in City Hall downtown, but several departments are in the Municipal Development Center (including the Office of Community and Economic Development (OCED), Inspectional Services, and the Department of Public Works (DPW)). The City’s public infrastructure projects are typically managed by OCED during the planning stages, including the preparation of grant applications. The Department of Public Works will typically manage projects throughout design and construction. OCED and DPW have a long history of managing infrastructure projects together; many funded through various funding programs such as MassWorks, Complete Streets, Small Bridge, STIP and others. One of our economic development goals, which comes from our new Master Plan is to work with developers to ensure new projects and redevelopments are sustainable and resilient.

1.8. Joint Application - Is this a joint application between two or more municipalities (and/or entities), which will entail a formal arrangement for a shared scope of work and allocation of funds?
Yes No

1.10. Community Housing Restrictions - Does the community have any active housing or infrastructure moratoria, or other restriction bylaws (such as "growth limitations")?
Yes No

1.11. Community Development Tools - Is your community interested in pursuing any of the following economic development tools offered by the Commonwealth of Massachusetts:

Chapter 43D Expedited Permitting Program Designation	<input checked="" type="checkbox"/> Yes	No
Massachusetts Vacant Downtown Storefronts Program Certification	Yes	<input checked="" type="checkbox"/> No
Property Assessed Clean Energy (PACE) Adoption	Yes	<input checked="" type="checkbox"/> No
Municipal Digital Equity Planning Program	Yes	<input checked="" type="checkbox"/> No

MBTA Community Compliance

1.12. MBTA Community Compliance - Choose the option below that best reflects your municipality’s compliance status with the Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act (MGL c. 40A). Has your municipality:

Received a determination of District Compliance from EOHLC

Submitted a District Compliance Application but have not yet received a letter of determination from EOHLC.

Have a deadline of December 31, 2024 or later, AND have submitted an Action Plan to EOHLC, AND have received a letter confirming Interim Compliance, AND have not yet submitted application for District Compliance.

Have a deadline of December 31, 2023 BUT not yet submitted an application for District Compliance in accordance with the Guidelines for Multi-family Zoning Districts.

PROJECT INFORMATION

PROJECT CORE

2.1. **Project Name:** *Clark's Road Infrastructure Improvements*

2.2. **Project Location:** *Amesbury*

Save the form after selecting Project Location.

Housing Choice Designation:	<i>Yes - HC</i>	Rural/Small Town Designation:	<i>N/A</i>
MBTA Community Designation:	<i>Yes - MBTA</i>	EOED Region:	<i>Northeast</i>
Regional Planning Agency:	<i>Merrimack Valley Planning Commission</i>		

2.3. **Short Project Description / Abstract** – Provide a concise description of the project, with a focus on how the grant funds would be used if awarded.

City Council approved the Smart Growth Overlay District located at the intersection of Route 110/Clarks Rd/Elm St. In May 2024, City Council will review a MBTA Multifamily Overlay District in the Golden Triangle along Elm Street. The goal of these two overlay districts is to encourage concentrated development, including over 600 newhousing units. Grant funds would focus on engineering of transportation and water infrastructure improvements to support future development within the overlay areas.

Project Category for Grant Consideration - Select the [Development Continuum](#) category, Project Type and Project Focus that best fits the project. Applicants can see the One Stop grant program most likely to review each type of project by hovering over the radio button next to each Project Focus option.

2.4. **ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".**

Development Continuum Category:

- Community Activation and Placemaking
- Planning and Zoning
- Site Preparation
- Building
- Infrastructure

Project Type:

- Public Infrastructure to Support Housing Growth (Residential Only)

Project Focus:

- Pre-construction: Design / Engineering Documents Only
- Construction

Public Infrastructure to Support Mixed-Use and Commercial/Industrial Growth

ATTENTION APPLICANT: Save form after answering or changing answer to question "Project Category for Grant Consideration".

Housing Choice Consideration -By virtue of the applicant's Housing Choice Designation, this project may be eligible for the [Housing Choice Grant Program](#). Please note that the maximum Housing Choice award is \$150,000 for Planning and Zoning projects and \$500,000 for Site Preparation, Building, and Infrastructure projects. To be considered for funding through this program, you must complete the *Housing Choice Additional*

2.4.a. Questions.

Do you intend to complete the Housing Choice Additional Questions in order to be considered by the Housing Choice Grant Program?

Yes No

ATTENTION APPLICANT

Based on the selection above, your project is likely best fit for consideration by the following program(s):

[HousingWorks Infrastructure Program \(HWIP\)](#)

Before you proceed, it is recommended that you visit the program website and review program guidelines.

Project Overview

2.5. Narrative / Scope of Work –Explain the project. Describe the proposed work that would be funded by the grant and carried out to execute this project.

The proposed public infrastructure project will focus on executing improvements to Clarks Road between Macy Street (Route 110) and the intersection of Main Street. The Clarks Road area is currently challenged by an underperforming water main, lack of safe pedestrian or bicycle accommodations, cut-through vehicular traffic, and stormwater flooding. Future development projects that will be proposed within the newly zoned areas to the north of Clarks Road will only further exacerbate these infrastructure challenges.

The grant funds would be utilized for engineering the Clarks Road infrastructure to resolve today's challenges and support any future development within the newly zoned Smart Growth Overlay and MBTA Multifamily Overlay Districts. The engineering work would focus on surface and subsurface infrastructure improvements along 0.5 miles of Clarks Road and the intersection with Main Street. The roadway would be designed for a full reconstruction similar to Elm Street, which was recently reconstructed by MassDOT and the City as a TIP project. Engineering work would include a full existing conditions survey of the area, water main sizing and layout, sidewalks and ADA ramps, stormwater, and traffic calming measures. The project would be engineered to a final stage that would be suitable for the execution of bidding and construction through another funding source.

2.6. Project Need – Describe why this project is necessary in enhancing housing and/or job growth.

The approved Smart Growth Overlay District and the MBTA Multifamily Overlay District (anticipated to be adopted in July 2024) will create an opportunity for concentrated mixed-use development, including over 600 units of housing. The public infrastructure project is necessary to enhance housing and job growth in the area because it is challenged under existing conditions today. Resolution of the transportation and water infrastructure challenges will be required by the City prior to approval of any future developments in the area.

The City anticipates developers to start filing applications in the summer/fall for various development projects within the newly zoned areas. Funding from the HousingWorks Infrastructure Program would be a critical source of funding to help the city unlock and support these future development projects.

Grant Funding Request

2.7. Grant Request – In the table below, provide a breakdown, by spending category, of the total grant funding requested for the proposed project.

Spending Category	Funding Requested
Consultants / Prof. Fees	\$

Pre-Construction (Design, Engineering, Permitting, Bidding, etc)	\$500,000
Other / Miscellaneous	\$
TOTAL	\$500,000

Justification of Request - Provide line item explanations, justifications, and/or notes for the funding requested in question 2.7. Include an explanation of the methods for estimating project costs.

2.8. *A detailed scope of engineering services has been attached to Section 2.11 breaking down work to be completed under each task and a lump sum (not to exceed) fee for each. Project costs were estimated by preparing typical work hour estimates with standard billing rates to complete each engineering task. Each task was budgeted to ensure flexibility with the scope of the improvements and sufficient funding to complete the final design.*

2.9. **Applicant Match** - Will the applicant provide a match to supplement any grant funds awarded?

Yes

No

2.10. **Other Match Funding Sources** – Is the project directly supported by additional funding being provided by outside parties to support the project (i.e. partner organizations, developer contributions, other state/federal grants, etc.)?

Yes

No

Total Project Cost

If the below table does not accurately reflect the total cost to complete the scope of work described, adjust the Grant Funding Request, Applicant Match, and Funding From Other Sources accordingly.

Source	Amount
Grant Funding Request	\$500,000
Applicant Match	\$0
Funding From Other Sources	\$0
Total Project Cost	\$500,000

ATTACHMENT HERE: Attach a cost estimate or proposal from prospective consultant(s), professional services provider(s), or contractor(s) for this project. Include a detailed workplan and schedule for the assessment and/or remediation work, prepared by a Mass. Licensed Site Professional in good standing.

2.11. **Cost Estimate** - Attach a cost estimate or proposed scope of work from a qualified design professional or similar document that details and substantiates the requested grant amount for design/engineering services.

2.11 Amesbury_PreCon Project Cost Estimate.pdf

Community Description

2.12. **Project Location Map** - Attach a map or conceptual drawing showing the location of the project/project area.

2.12 Amesbury_Project Location Map.pdf

2.13. **Environmental Justice** - Is the project site located within one mile of an Environmental Justice census block group? [CLICK HERE](#) to access the Commonwealth's Environmental Justice Map Viewer.

Yes

No

Community Description and Engagement Plan – Describe the population that will be impacted by the project and describe the community engagement efforts that have or will inform the project. Include how the project will promote an inclusive participation process, engage new voices, and/or empower diverse stakeholders. If applicable, describe how the project advances opportunities for community members who have been socially and economically disadvantaged, and/or historically underrepresented.

- 2.14. *The development of the 40R Smart Growth District and MBTA Multifamily Overlay District included active participation by the immediate neighborhood, including representatives from the EJ Areas. Given the need for better pedestrian and bicycle facilities connecting Downtown Amesbury to Salisbury and Newburyport, MA via the Riverwalk Rail Trail Project, participation from residents in these EJ neighborhoods will be continued in this design process through direct neighborhood outreach and participation in community workshops and visioning exercises.*

Project Implementation

Leadership and Ability to Execute – Describe the leadership and project management group for this project and why it is an effective team to advance this project. Identify the full name of the person(s) that will serve as the applicant's project contact. If the applicant is partnering with other organizations, list the partner organization(s), and briefly describe their role in accomplishing the project.

The City's leadership team for public infrastructure projects typically consists of a partnership between the Office of Community and Economic Development (OCED) and the Department of Public Works (DPW). Project management responsibilities during the project inception and planning stages will be led by the Director of Community and Economic Development and the DPW Director will assume those management responsibilities during design and construction. This model has proven very successful on past projects because it aligns with each department head and their team's skillset.

- 2.15. *Over the past year, the City has made three (3) critical hires to leadership positions. Nicholas Cracknell was hired as the Director of Community and Economic Development role with over 30 years of experience in planning and economic development. Joseph Buckley was hired as the DPW Director with over 25 years of Massachusetts Public Works experience. Lisa DeMeo was hired as the Assistant Director of Public works with over 20 years of Massachusetts Public Works experience and will serve as the project contact. Over the past 6+ years, the City has maintained a consistent partnership with their engineering consultant, TEC, Inc. located in Lawrence, MA.*

TEC supported the City's leadership team with the successful planning, design, permitting, and construction of the \$7.5M project to improve over a mile of South Hunt Road and the intersection of Route 150 and the I-495 ramps. The multi-phased project was funded by two (2) MassWorks grants totaling \$4.5M plus \$3M in matching funds by the City and will unlock many new jobs at the Munter's facility currently under construction. In addition to being a project partner with the MassWorks Program, TEC has supported the City on other projects and grant programs city-wide, including traffic studies and design along Main Street, which is adjacent to the project.

		\$
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Progress to Date – What progress has the applicant/partner organization(s) made on this project to date? Include details about planning, community engagement, prior State/Federal funding, development tools used, noting if the project is included in any adopted municipal or regional plans (e.g. Master Plan, CEDS, HPP, etc.).

- 2.16. *The Smart Growth Overlay and MBTA Multifamily Overlay Districts have been identified as a key area for economic and housing development in the current Master Plan. The City received a Community Planning Grant from DHCD in FY22 to explore possibilities for future land use, transportation infrastructure, building design and density, and open space and trail connections in the Merrimack River District. Under the various buildout scenarios, the need to address traffic and utility infrastructure for future growth became abundantly clear. It was apparent that these constraints need to be addressed in a proactive manner to attract businesses and facilitate residential development that this neighborhood would support on underdeveloped parcels. Minco Development Cooperation currently owns property within the Smart Growth Overlay and is very interested in developing their properties in keeping with the vision of the City for more compact residential development.*

Project Implementation Timeline – Describe the steps and timeline to implement the project. Include any tasks that the applicant would need to complete before expending grant funds, if awarded (i.e. procurement, hiring contractors, issuing RFPs, etc.), as well as information about any notable dates and/or milestones. If applicable, identify any necessary review and/or approval entities such as Planning Board, Council or Selectboard and/or subcommittee Committee, town meeting, etc. **Note:** Grants awards will be announced in Fall 2024 for contracts starting in FY25.

The City and its engineering consultant will be ready to commence the predevelopment engineering services immediately upon receipt of a contract. Assuming contract by January 2025 all existing conditions survey, traffic data collection/study and water distribution modeling will occur concurrent to one another and be completed by spring/summer of 2025. Preliminary engineering will be completed by the end of 2025 with final design to be completed by June 2026. This timeline would expend the grant funds before June 30, 2026, and allow for construction groundbreaking during the 2026 season.

It is anticipated that these pre-construction engineering services would be completed concurrent to the permitting of development projects, including up to 600 units of housing. This timeline for engineering and private development permitting may position the infrastructure project to be a candidate for construction funding that could be applied for in the next round of HousingWorks applications.

Environmental Sustainability and Emissions Reduction

Environmental Sustainability – Describe how the applicant will take climate change and environmental sustainability into consideration in the execution of the project.

By including pedestrian and bicycle facilities in the roadway design, we are seeking to integrate this project with the pending improvements underway with MassDOT and the Merrimack Valley Planning Authority to formally connect the Amesbury Riverwalk Project to the Salisbury Ghost Trail. Moreover, the proposed East End 40R District includes a requirement for an off-road pedestrian and bicycle trail that will formally connect Clark's Road and the Riverwalk to the Garrison Trail connecting to Newburyport across the Merrimack River. Further, traffic calming measures along the intersection of Clark's Road and Main Street will significantly improve the City's pedestrian and bicycle facilities resulting in decreased emissions and increased benefits to public health. Moreover, multifamily housing is concentrated, saving valuable open space, and provides a wide range of housing types and affordability.

Project Outcomes

Anticipated Outcomes and Impacts – Explain how the project will catalyze community economic development. Describe the tangible outcomes, including impacts on housing production, job growth, workforce development, entrepreneurship, local business and/or other social benefits.

The project is expected to support over 600 new multifamily housing units within the abutting overlay districts. Additionally, the project will support the redevelopment of several commercial sites along the Route 110 commercial corridor. For example, Starbucks is currently evaluating the feasibility of the former Friendly's Restaurant at the intersection of Route 110 and Clark's Road.

2.20. Project Impacts – Complete the below table to show the expected impacts of the project (if N/A, enter 0):

Housing Impacts	
Maximum Housing Units Allowed on Site by Current Zoning	640
Number of new affordable rental units to be created:	48
Number of new affordable ownership units to be created:	40
Number of new market-rate rental units to be created:	192
Number of new market-rate ownership units to be created:	360
Total number of all NEW housing units to be created:	640
If any affordable, specify lowest income limit used (65% AMI, 80% AMI, etc.):	80
Employment Outcomes	
Number of NEW permanent full-time jobs to be created:	0
Number of NEW permanent part-time jobs to be created:	0
Total number of all NEW permanent jobs to be created:	0
Total construction jobs to be supported by the private development project(s):	300

Total existing full-time jobs to be retained as direct result of this project:	0
Businesses Impacts	
Square feet of commercial development allowed by current zoning:	0
Square feet of industrial development allowed by current zoning:	0
Square feet of office and/or retail space to be created, including restaurants:	0
Square feet of industrial space to be created, including warehouses:	0
Total square footage of commercial space to be created:	0

Site Information

2.21. General Information - Complete the table below with information about the project site.

Project Address(es) (If multiple, enter the ID for each parcel individually. Add lines as necessary)	1- 35 Clarks Road
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Site Description - Describe the project site(s) or building, include square footage, ownership history, past/present uses and operators, conditions of any existing building(s), historic considerations, unique challenges that may exist at this location, etc. If applicable, indicate whether the applicant has site control.

2.22. *The East End 40R Smart Growth and MBTA Multifamily Overlay District comprise over 100 acres of land (85% undeveloped) along Clark's Road, Route 110 and Elm Street in Amesbury, MA. The proposed project is located along Clark's Road and includes approximately 2,600 feet (1/2 mile) of road length from Route 110 to Main Street.*

2.23. Site Plan/Construction Drawing – Attach a site plan, conceptual drawing, and/or construction design that clearly demonstrates the location and proposed work.

2.23 Amesbury_Concept Plan.pdf

2.24. Transit Oriented Development – Is the project site located at or within a half mile of a transit station (defined as a subway, light rail, ferry, commuter rail station) or bus route, and/or is located in a zoning district that allows multi-family by right in accordance with Section 3A of MGL c.40A?

Yes No

2.25. Current Zoning – What type of use is currently allowed by zoning on the project site(s)? (Check all that apply)

- Industrial/Commercial
- Residential – Single Family / Townhome
- Residential – Multi-family
- Mixed - Use
- Other:

2.26. Community Development Tools – Indicate which, if any, of the following housing and/or economic development tools have been adopted within the project site.

- 40R/40Y Smart Growth or Starter Home District
- 43D Expedited Permitting District
- Approved Urban Renewal Plan
- District Improvement Financing (DIF)/Tax Increment Financing (TIF)
- Economic Opportunity Area (EOA)
- Current or 'Graduated' Transformative Development Initiative (TDI) District
- EOHLC Approved Housing Production Plan

2.27. Site Ownership - Is the project site publicly owned?

Yes No

2.27.b. If Yes, describe the type of public ownership (Check all that apply).

- Public Land Right of Way
- Leasehold Other Easement

Climate Resilience

2.28. **Impervious Area** – Will the project result in a net increase in impervious area?

Yes

No

Climate Resilience Design Standard Report – The Climate Resilience Design Standards Tool guides users to input basic project information and will generate a downloadable report for attachment. The Climate Resilience Design Standards Tool is accessed via the following link: https://resilientma.org/rmat_home/designstandards/

2.29. After clicking "Submit Project inside the tool, the project information will be saved, and a "Download Report icon will appear for the user. The entire process, exclusive of registration, should take no more than 15 minutes per project.

ATTACHMENT HERE: Attach a copy of the project's output report from the Commonwealth's online Climate Resilience Design Standards Tool.

2.29 Amesbury_CRDSR.pdf

2.30. **Exposure Rating** – Does the project's Climate Resilience Design Tool report provide a "High preliminary exposure score for either Sea Level Rise/Storm Surge, Extreme Precipitation - Urban Flooding, or Extreme Precipitation - Riverine Flooding (see above ATTACHMENT)?

Yes

No

If yes, describe any design strategies that the public infrastructure project will incorporate, and/or that the applicant plans to investigate as part of the project's design, to mitigate the potential impacts of future flooding. For infrastructure projects, specify the design storm (return period) that the applicant intends to use in the engineering of the project (e.g., the 25-year storm or 4% storm). For Building projects, specify any dry floodproofing and/or improved conformance to flood-resistant building standards that the project will achieve and/or investigate.

2.30.a.

Clark's Road will be fully reconstructed to create opportunities for stormwater improvements. Any available land adjacent to the project can be utilized for BMP's to mitigate and store runoff from large storm events. DPW has identified localized stormwater flooding as a significant project challenge, and it has been listed as a priority improvement to be included within the infrastructure improvements.

INFRASTRUCTURE ADDITIONAL QUESTIONS

Infrastructure Predevelopment

5.1. **Design Status** - What percentage of the public infrastructure project design is completed?

10

Target Design – What percentage of the design will be completed as a result of this project?

5.2.

100

5.3. **Design Completion** – When do you anticipate completing the design phase of the work?

6/1/2026

5.4. **Anticipated Construction Start** - When do you expect the public infrastructure to break ground?

3/19/2026

5.5. **Imminent Private Development** - Does this project support imminent private development, with a developer identified?

5.19. **Private Development Address** – Provide the address or parcel ID of the private development site.

27.5 & 29 Clark's Road / 295-297 Elm Street

5.20. **Private Development Map** - Attach an aerial view map showing the limits of work of the public project site in relation to the limits of work of the private project site (if applicable). Clearly delineate the two.

5.20 Amesbury_Project Location Map Priv Dev.pdf

5.21. **Developer Contact Information** – Provide the following information for the primary private development project most directly leveraged by this infrastructure project, including the entity name and contact information.

Proponent Entity/Company:

Minco Development Corporation

Contact Name/Title:

Louis P. Minicucci, Jr

Project Name:

TBD (180 Unit Housing Development)

Contact Phone:

(978) 687-6200

Project Address:

27.5 & 29 Clark's Road / 295-297 Elm Street

Contact Email:

lpm@mincocorp.com

Describe Private Development – Describe the private development project(s), including the scope of the development, expected public benefits, and project phasing, if any.

One potential private development project supported by the public infrastructure would include a 180 unit residential housing development by Minco Development Corporation, outlined within their letter of support attached within Section 10. The pre-construction work will create the framework for the Clarks Road roadway, sidewalk, and water infrastructure improvements necessary to support not only Minco's project but others within 5.22.the EESGOD. The pre-construction work will position the public infrastructure project to be bid for construction around the same time that the 180 units of housing would break ground once all permitting approvals are received and start serving economic development in Amesbury's East End gateway.

In addition, the City anticipates a second project from Minco Development to include another 60+ units of residential housing within the EESGOD. Once City Council approves the MBTA Multifamily Overlay District, the City anticipates the first development proposed by Bob Dale from Rye, NH in the fall of 2024. The project is located within the MBTA Multifamily Overlay District and includes nearly 400 units of multifamily housing.

Private Development Impacts

If the below table does not accurately reflect the total number of housing units, commercial space, and/or jobs created by this development, adjust the inputs in question **2.20. Project Impacts** accordingly:

Category	Amount
Total number of all new housing units to be created:	640
Total square footage of commercial space to be created:	0
Total number of all new permanent jobs to be created:	0

ADDITIONAL/OPTIONAL ATTACHMENTS

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

Multiple documents may be uploaded to each attachment field, however only one document may be uploaded at a time.

Attachment Type	Description
Letters of Support	General support letters.
Other Partner Letters	Letters from any partner organizations that are collaborating on this project.

Site Images	Other site photographs, illustrations, and/or maps.
Other	Other attachments.

CERTIFICATION

CERTIFICATION OF APPLICATION SUBMISSION AUTHORITY

9.1 If the applicant is a public entity, does the submission of this application require a formal vote of any board, commission, or other local entity? If Yes, attachment required.

Yes No Not Applicable

9.2 If the applicant is a non-public entity, does the submission of this application require the authorization of the entity's board of directors, or other governing body or bylaw? If Yes, attachment required.

Yes No Not Applicable

I, *Kassandra Gove* (Submitter Name), hereby certify that I am duly authorized to submit this application on behalf of *City of Amesbury*

(Applicant Organization Name). By entering my name in the space below, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Executive Office of Housing and Economic Development (EOHED) and its partner organizations, specifically the Department of Housing and Community Development (DHCD) and the Massachusetts Development Finance Agency (MDFA), will rely on the information provided in this application to make decisions about whether to award a grant from their respective funding sources. Also, that the Commonwealth reserves the right to take action against me, the applicant organization, and/or any other beneficiary of a grant, if any of the information provided is determined to be false, inaccurate, or misleading. I also affirm that, if awarded, the applicant organization has the capacity to carry out the project in accordance with all applicable laws and regulations. (For Non-Public Entities: If awarded, I further understand that the receipt of a grant may have tax implications for my business and will accept responsibility for getting the necessary legal/tax advice on this matter.)

6/4/2024 12:49:03 PM

Kassandra Gove
Name

Mayor
Title

Date