

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Declaring surplus the property at 153 Willie Street, Lowell, MA (containing 4,785 square feet more or less) and authorizing the City Manager to accept the proposal from LYNNLOWELL, LLC for Fifty Five Thousand (\$55,000.00) Dollars

The City of Lowell owns the property at 153 Willie Street, Lowell, MA; having acquired title thereof through Tax Title on June 22, 1939, recorded at Middlesex North District Registry of Deeds in Book 931, Page 143; and

LYNNLOWELL, LLC would like to obtain this parcel in furtherance of the Acre Revitalization Plan; and

It has been determined by the Department of Planning and Development, after inquiry of all departments, that there is no need for this property for municipal purposes; and

The Department of Planning and Development has recommended such transfer/sale; and

NOW, THEREFORE, BE IT VOTED:

That City of Lowell property at 153 Willie Street, containing 4,785 +/- s.f., is hereby declared surplus property and not presently needed for municipal purposes; and that the City Manager and the City Treasurer are authorized in the name of the City of Lowell, to sell and convey to LYNNLOWELL, LLC, or Nominee as approved by the City Manager, for the sum of Fifty Five Thousand and 00/100 (\$55,000.00) Dollars, on terms and conditions as the City Manager deems in the best interest of the City of Lowell.

BE IT FURTHER VOTED:

That the City Manager and the City Treasurer, jointly be and hereby are authorized to execute and deliver any and all other documents necessary for the sale and transfer of the property,

including but not limited to, Purchase and Sale Agreement, deed (execution and delivery) release of any demolition lien and any other related documents pertaining to the sale and transfer of said property consistent with this vote.

BE IT FURTHER VOTED:

That the City Manager is hereby authorized to enter into a Land Disposition Agreement with LYNNLOWELL, LLC, or Nominee as approved by the City Manager, regarding property located at 153 Willie Street, pursuant to the Acre Urban Revitalization and Development Plan.

V:re:willie.153

Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

May 26, 2020

Mayor John J. Leahy
and
Members of the City Council

REFERENCE: 153 Willie Street – Surplus and Disposition Vote

Dear Mayor Leahy and Members of the City Council:

The property located at 153 Willie Street is City owned. The property was obtained through Tax Title on June 22, 1939 and consists of 4,785 +/- square feet of vacant land. The Department of Planning and Development (DPD) conducted a Needs Assessment on the property to determine if it should be declared surplus. No City Department identified a municipal need for this property.

The property is located in the Light Industrial (LI) district and is included as part of the Acre Revitalization Plan. An appraisal of the property was completed on January 25, 2020, the fair market value of the parcel in its “as is” condition has a value of under Fifty Five Thousand Dollars (\$55,000.00).

The City has received a request from an abutter, LYNNLOWELL LLC, Philip M. Brienze, owner of 4 and 8 Wiggins Street, for the purchase of the property. Mr. Brienze proposes to build 10-12 townhouse units of market rate housing. The proposed sale would be consistent with the Acre Revitalization Plan. In addition, combining the properties provides for a viable project based on the rough terrain of 153 Willie Street, while also introducing townhouse style homes into the neighborhood.

The Department of Planning and Development recommends the sale of this property to LYNNLOWELL LLC for Fifty Five Thousand Dollars (\$55,000.00).

The Law Department has prepared the necessary vote declaring 153 Willie Street surplus and authorizing the City Manager to enter into a Land Disposition Agreement for the sale of 153 Willie Street.

Sincerely,



Eileen M. Donoghue
City Manager

EMD/ns
Attachment

cc: Diane Tradd, Assistant City Manager/DPD Director
Christine P. O'Connor, City Solicitor
Patricia Lucken, Asset Manager
Joseph Giniewicz, Urban Renewal Project Manager