

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager to accept the proposal of Peter D. Marlowe in the amount of Fifteen Thousand and 00/100 (\$15,000.00) Dollars to purchase property located at 22 W Fourth Street, Lowell, and to execute all documents necessary for the transfer of the property.

The City of Lowell owns the property at 22 W Fourth Street, Lowell, MA, recorded in Middlesex North District Registry of Deeds Book 22009, Page 220; and

The property is located in the Urban Neighborhood Single Family (USF) District. An independent appraisal of the property was obtained on August 1, 2022 establishing the fair market value of Two Thousand (\$2,000) Dollars; and

The City of Lowell issued its Request for Proposals for the sale of 22 W Fourth Street with certain conditions contained therein; and

Peter D. Marlowe submitted a proposal to the City of Lowell containing a proposed price of Fifteen Thousand and 00/100 (\$15,000.00) Dollars; and

The Request for Proposals (RFP) Review Committee reviewed the proposal and determined the proposal to be Advantageous.

BE IT VOTED:

That the City Manager and the City Treasurer are authorized in the name of the City of Lowell, to sell and convey to Peter D. Marlowe or Nominee as approved by the City Manager, for the sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars, on terms and conditions as the City Manager deems in the best interest of the City of Lowell, the property located at 22 W Fourth Street, Lowell, owned by the City of Lowell, and to execute all documents necessary for the 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 deed shall contain the following conditions which will become part of the deed of conveyance and which will survive the passing of papers and be an obligation of the Grantee to fulfill:

1. that the Grantee shall comply with all of the conditions set forth in the Grantor's Request for Proposals and any additional commitments set forth in the Grantees' response to the Request for Proposals, including but not limited to;
 - a. The City will convey the property "as is" and will not make any improvements or changes to the property as a condition of the sale;
 - b. The Grantee agrees to be solely responsible for obtaining any and all permits, approvals, licenses, waivers, releases, variances or any other requirements necessary to fulfill all of the RFP requirements and to use or develop the property.

BE IT FURTHER VOTED:

That upon conveyance, the Vote, deed and any and all related plans, and any and all documents necessary for the transfer of the property, shall be duly recorded at the Registry of Deeds, at the expense of the Grantee. Grantee shall also pay the stamp tax, if applicable.



Thomas A. Golden, Jr.
City Manager

March 8, 2023

Mayor Sokhary Chau
and
Members of City Council

REFERENCE: Sale of 22 W Fourth Street

Dear Mayor Chau and Members of the City Council:

The property located at 22 W Fourth Street is City owned. The City obtained this property through Tax Title on March 11, 2008. The City Council voted this property surplus on August 25, 2009. The property consists of approximately 2,330 +/- square feet of vacant land. Please see attached Geographic Information System (GIS) Map (Exhibit "A").

The property is located in the Urban Neighborhood Single Family (USF) District. An independent appraisal of the property was obtained on August 1, 2022 establishing the fair market value of Two Thousand (\$2,000.00) Dollars.

The Department of Planning and Development (DPD) conducted a Request for Proposals and received two proposals, one for Ten Thousand (\$10,000.) Dollars and one for Fifteen Thousand (\$15,000.) Dollars.

The DPD Review Committee met on November 28, 2022 and determined that the proposal received from Peter D. Marlowe, President of Degmar Development Corporation, was the most "Advantageous" of the two submittals. The Degmar Development Corporation has proposed additional parking on the 22 W Fourth Street property in support of their adjacent development of owner occupied condominiums.

The Department of Planning and Development recommends that the City Council authorize the City Manager to accept the proposal of Degmar Development Corporation.

The Law Department has prepared the necessary Vote authorizing the City Manager to accept Mr. Marlowe's proposed purchase price of Fifteen Thousand (\$15,000.) Dollars for this surplus property.

Sincerely,

Thomas A. Golden, Jr.
City Manager

Cc: Yovani Baez-Rose, Assistant City Manager/DPD Director
Helene Tomlinson, City Solicitor