

RELEASE DEED

57 Low Street (Lot A-1), Newburyport, MA

THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the Commissioner of its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "Grantor"), acting under the authority of Massachusetts General Laws Chapter 33, Section 126, for consideration of Two Hundred Twenty Thousand Dollars (\$220,000.00), the receipt and sufficiency of which the Grantor hereby acknowledges, does hereby grant and release to the CITY OF NEWBURYPORT, with a mailing address of 60 Pleasant Street, Newburyport, Massachusetts 01950 (the "Grantee"), without covenants, a certain parcel of land, known as Lot A-1, with existing improvements located thereon (the "Premises"), located at 57 Low Street, Newburyport, Massachusetts, containing 2.17± acres, more or less, and being shown on that certain plan entitled "Plan of Land located in Newburyport, Massachusetts (Essex County), Prepared for the City of Newburyport", Scale 1" = 80', dated June 5, 2019 and prepared by Meridian Associates, Inc., 500 Cummings Center, Suite 5950, Beverly, MA 01915, and recorded herewith at the Southern Essex District Registry of Deeds in Plan Book 40720 Plan 15 (the "Plan").

The Premises are conveyed subject to all matters of record to the extent the same are in force and effect and subject to applicable laws, rights, and encumbrances.

The Premises are conveyed subject to the restriction that the Premises shall be used for general municipal purposes. If the Premises cease to be used for general municipal purposes, title to the Premises shall, upon the Commonwealth's recording of a notice with the Southern Essex District Registry of Deeds, revert to the Commonwealth of Massachusetts.

For the Commonwealth's title see Deed recorded with the Southern Essex District Registry of Deeds in Book 3799, Page 270.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Commonwealth of Massachusetts has executed this Release Deed as a sealed instrument as of the 8th day February, 2022.

COMMONWEALTH OF MASSACHUSETTS acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance

By: 

Carol W. Gladstone, Commissioner

The undersigned certifies under penalties of perjury that I have fully complied with Sections 32 and 38 of Chapter 7C of the Massachusetts General Laws in connection with the property described herein.

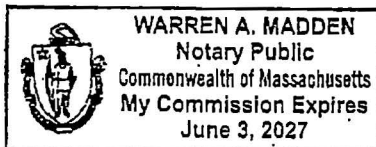
By: 

Carol W. Gladstone, Commissioner, Division of Capital Asset Management and Maintenance

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 8th day of February, 2022, before me, the undersigned notary public, personally appeared Carol W. Gladstone, proved to me through satisfactory evidence of identification, which were personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in her capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.



Warren A. Madden
Notary Public Warren A. Madden

My Commission Expires June 3, 2027

GRANTEE: CITY OF NEWBURYPORT

By: 
Sean R. Reardon, Mayor

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.


On this 1st day of February, 2022, before me, the undersigned Notary Public, personally appeared the above-named Sean R. Reardon, proved to me by satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.



Patricia E Barker

(Print Name of Notary Public)

My commission expires:

 **PATRICIA E. BARKER**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 8, 2025

CITY OF NEWBURYPORT



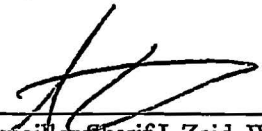
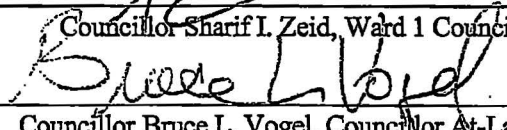
IN CITY COUNCIL

ORDERED:

AN ORDER (1) AUTHORIZING PURCHASE OF A 2.7-ACRE PORTION OF 57 LOW STREET AND (2) ASSIGNING TEMPORARY USE.

Be it ordained by the City Council of the City of Newburyport as follows:

- 1) The City Council appropriates the sum of **Two-Hundred and Twenty Thousand Dollars (\$220,000)** from free cash to pay the costs to purchase Lot A-1 (depicted on the attached map) on the terms and conditions contained in the attached Letter of Intent (dated July 10, 2020), notwithstanding an extended date to be granted by the Commonwealth for the closing of this real estate transaction as well as the attached draft deed to the City provided by the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) for general municipal purposes. The Mayor and Treasurer are authorized to take any action necessary to carry out this purchase.
- 2) Upon acquisition of Lot A-1, pursuant to M.G.L. c. 40, § 15A, the City Council authorizes transfer of care, custody, management, and control of such Lot A-1 to the Department of Public Services to be shared with the Parks Department on a temporary basis until such time as permanent or other use such as Newburyport Youth Services is determined and approved by the Council.
- 3) Further, the City Council appropriates the sum of **Twenty-Five-Thousand Dollars (\$25,000)** from free cash pursuant to the Credere presentation dated 12/2/2021 to remediate (1) "visible mold identified in the Men's Bathroom" (2) "PCB-containing materials..." and (3) "manage painted surfaces that contain lead...".
- 4) Mayor and the City Council agree that the City Engineer will complete an engineering site plan (including a yield analysis) for the 57 Low St. property to guide future decisions on the final use of the property by March 31, 2022.
- 5) Mayor and City Council agree that for the Brown School (1) a plan and associated costs are needed as soon as is practicable for consideration (2) there may be public value in restoring the gym for use and (3) there is an immediate need to weatherize and protect the building from further deterioration.


Councillor Sharif I. Zeid, Ward 1 Councillor

Councillor Bruce L. Vogel, Councillor At-Large

In City Council November 8, 2021:

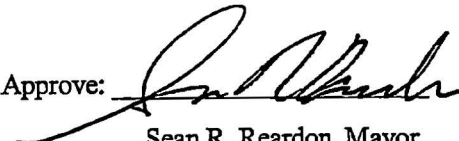
Motion to refer ORDR300, ORDR301, and ORDR309 to Budget & Finance and COTW collectively by Councillor Zeid, seconded by Councillor Vogel. So voted.

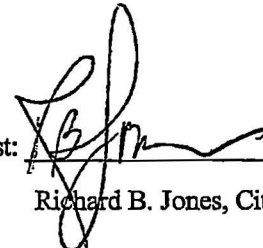
In City Council December 13, 2021:

Motion to invoke Rule 7H to collectively move to next City Council Session by Councillor Zeid, seconded by Councillor Devlin. Motion to separate the question by Councillor Tontar, seconded by Councillor Khan. Roll call vote. 6 no, 5 yes (HS, CT, BV, BC, AK). Motion fails. Motion on floor. Roll call vote. 6 yes, 5 no (HS, CT, BV, BC, AK). Motion passes.

In City Council January 31, 2022:

Motion to waive Rule 7I by Councillor Zeid, seconded by Councillor Khan. Roll call vote. 11 yes. Motion passes. Motion to approve as amended in Committee by Councillor Zeid, seconded by Councillor Vogel. Roll call vote. 11 yes. Motion passes.

Approve: 
Sean R. Reardon, Mayor

Attest: 
Richard B. Jones, City Clerk

Date: 2/11/2022.

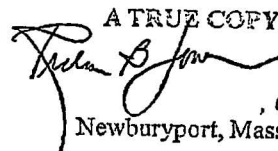
A TRUE COPY ATTEST

Richard B. Jones, City Clerk
Newburyport, Massachusetts

Exhibit 1: Map depicting Lot A1

