

## STAFF REPORT

AGENDA ITEM #: #19-99  
COUNCIL MTG OF: August 13, 2019  
FROM: David Caron, Town Administrator  
OFFERED BY: Administration  
PREPARED BY: Administration  
SUBJECT: To Authorize a Purchase and Sales Agreement on 19 Elm Street

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### PURPOSE

The purpose of this report is to seek Council authorization to sign a Purchase and Sales Agreement and to finalize the sale of 19 Elm Street

### TOWN ADMINISTRATOR COMMENTS

Please see comments within this report.

### BACKGROUND

The Town requested proposals for the redevelopment of vacant, town-owned property located at 19 Elm Street. The deadline for response was June 1, 2019. The Town is interested in a development that stimulates economic activity and is a catalyst for smart, sustainable growth and will consider proposals that are creative, visionary and benefit the community. The site is approximately 1.69 acres in size located within five minutes walking distance of the Hood Park Recreational Area, the Derry Rail Trail and Downtown Derry.

### DISCUSSION

The sole proposal received was reviewed by ED and Planning staff, who met the development team on-site to discuss the concept. Staff agrees with the overall concept of the plan, as it meets the spirit of the recent rezoning effort and fits the goals of the Master Plan.

The proposers submitted a bid of \$130,000 and included a stipulation in the offer/response limiting environmental costs to \$20,000; subsequent negotiations resulted in a purchase price of \$150,000, removal of the environmental remediation cap, and allowed the proposers to re-open negotiations based upon the results of their subsurface investigation. If subsequent investigations reveal significant contaminants and the agreement is not finalized, the Town still owns the property and could initiate a Brownfield program application.

### FISCAL IMPACT

Sale of this property would result in \$150,000 accruing to the Town; further, it is anticipated that redevelopment of this project would enhance aesthetics and marketability of properties in that neighborhood. Lastly, all taxes generated from this redevelopment would accrue to the Derry Commerce Corridor TIF District unless otherwise directed by the Town Council.

### RECOMMENDED ACTION BY COUNCIL

The Council is encouraged to act affirmatively on Resolution #2019-052.