

Request for
Expressions of
Interest

25 Sixth Street Turners Falls, MA

Montague, Massachusetts
June 2013



Request for Expressions of Interest

Former St. Anne's Rectory

25 Sixth Street

Turners Falls, MA

June 2013

Issued by: Town of Montague
Board of Selectmen
One Avenue A
Turners Falls, MA

Contact: Walter Ramsey, AICP
Town Planner
planner@montague-ma.gov
413 863 3200 x 207



*The Town of Montague Intends to issue an official Request for Proposals in
September 2013*

PUBLIC OPEN HOUSE: 1:00-3:00 PM on Tuesday, July 16, 2013

*To express interest and/or be included on an e-mail listing for project updates, to be
notified of the RFP release date or to receive a copy of the formal RFP please
contact the above named as soon as possible*

Project Summary

The Town of Montague Board of Selectmen is seeking non-binding expressions of interest from private, public and non-profit organizations regarding the acquisition and redevelopment of the former St. Anne's Rectory in Turners Falls, a village in the Town of Montague.

Through an open and public bidding process, pursuant to Massachusetts laws, the Town of Montague will be seeking bids and proposals from developers in September 2013

Expressions of Interest will be accepted by the Selectmen until a formal Request for Proposals is released. The format for an expression of interest shall be in the form of a letter on your organizations letterhead addressed to the Montague Board of Selectmen. The letter should state the organization and include a narrative description of the intended use of the property. A sketch of the intended use is preferred but not necessary. Access to the building interior can be arranged in advance through the Planning & Conservation Department or at the July 16 open house

Site Facts

Ownership: Inhabitants of Montague

Lot size: Approx. 0.2 acres

Building: One Family Colonial built approx 1900
brick exterior and. slate roof cover
1 bath, 8 rooms, 5 bedrooms
4689 SF floor area, 8,793 Gross SF

Utilities: Public Water and Sewer
Assessors Map 3 Lot 22

Current Assessed Value: \$255,300

Vacant Since: 2009

Building has been gutted and stripped, a result of a kitchen fire in 2009. Roof is secure.

Building is listed on the Turners Falls Register of Historic Places and is adjacent to Peskeompskut Park in Downtown Turners Falls.

The abutting church and back lot is available for redevelopment from a private seller.

Project Vision

The Town seeks to achieve the following public purposes by rehabilitation of the building:

- Complement and stimulate other economic activity in the region in general and in downtown Turners Falls in particular
- Maintain the historic character of the building and district
- Provide a significant number of permanent skilled jobs

The Town will welcome proposals that will utilize the rectory only or proposals that incorporate neighboring parcels (church and back lot) into a master plan.

Preferred Uses

Reuses of the Rectory, that the Town sees as desirable include :

- Offices and professional use
- Bed and breakfast
- Artist studios/working space
- Non-profit institutions with a payment in lieu of taxes (PILOT) program.
- Residential as an accessory use
- Uses that incorporate or otherwise support redevelopment of the abutting Church.
- Uses that contribute to cultural economic development/tourism in Turners Falls.

Turners Falls Profile

The project site is just off Avenue A, the main street of historic downtown Turners Falls within the Town of Montague (pop 8,500). Turners Falls is one of the largest employment and government centers in rural Franklin County. It is located along Route 2, less than three miles from Interstate 91.

The Canalside Bike Path, running along downtown and the Connecticut River was named the “Best Urban Bike Path in New England” in 2010 by Yankee Magazine. The Great Falls Discovery Center and Shea Theater are principle cultural attractions in addition to wide avenue lined with small shops and dining. In 2011 Turners Falls RiverCulture was awarded a Commonwealth Award for the Creative Community category from the Mass. Cultural Council- thus confirming the renaissance of Turners Falls.

The 2013 Downtown Turners Falls Livability Plan prioritizes the adaptive reuse of key historic structure like the St. Annes rectory and calls for a revitalized pedestrian main street. Review the Plan at www.montague.net.

Distance to:

Downtown Greenfield.....	3m
Yankee Candle/ South Deerfield.....	10m
Amherst.....	18m
Brattleboro, VT.....	21m
Boston, MA.....	90m





Context Map-25 Sixth Street

Zoning

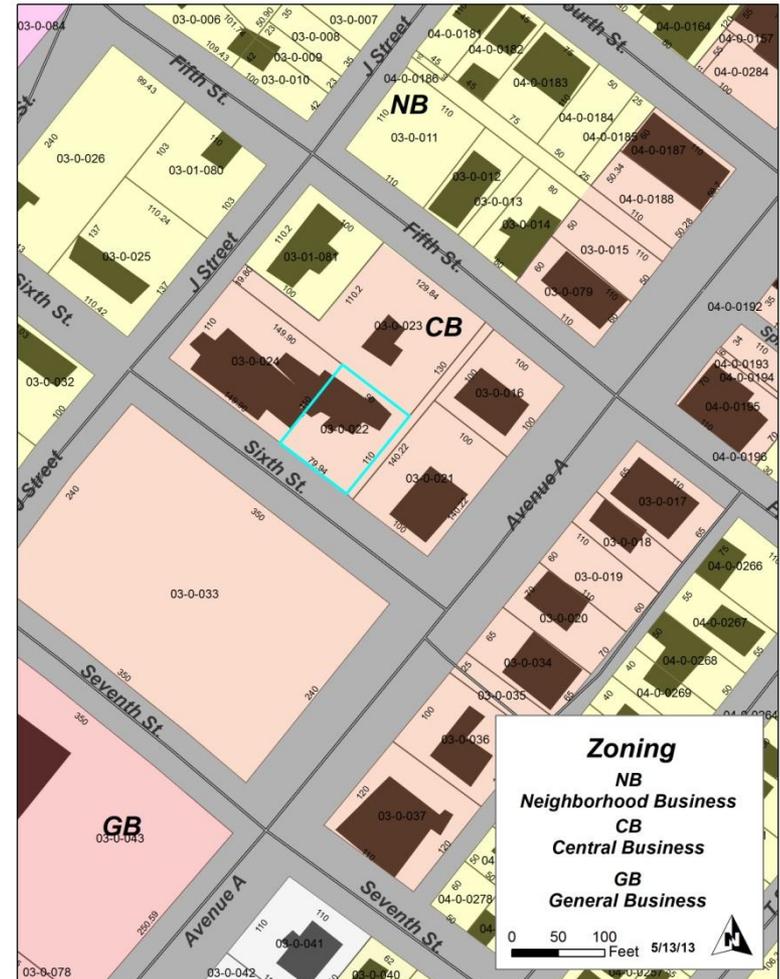
Zoning: The property is located entirely within a Central Business zoning district, where the purpose is to provide for pedestrian-oriented downtown areas with mixed-use buildings and a range of retail and commercial services

Permitted Uses:

- Mixed use, with one and two family dwelling as an accessory use, with street level devoted commercial use
- Retail sales and services up to 10,000 SF
- Business office or professional office
- Non-Profit club or lodge

Uses allowed by Special Permit:

- Mixed-use
- Multi-family with street level devoted to commercial use
- Retail sales and services greater than 10,000 SF
- Craft workshop or light assembly shop with retail component
- Hotel



Site Context

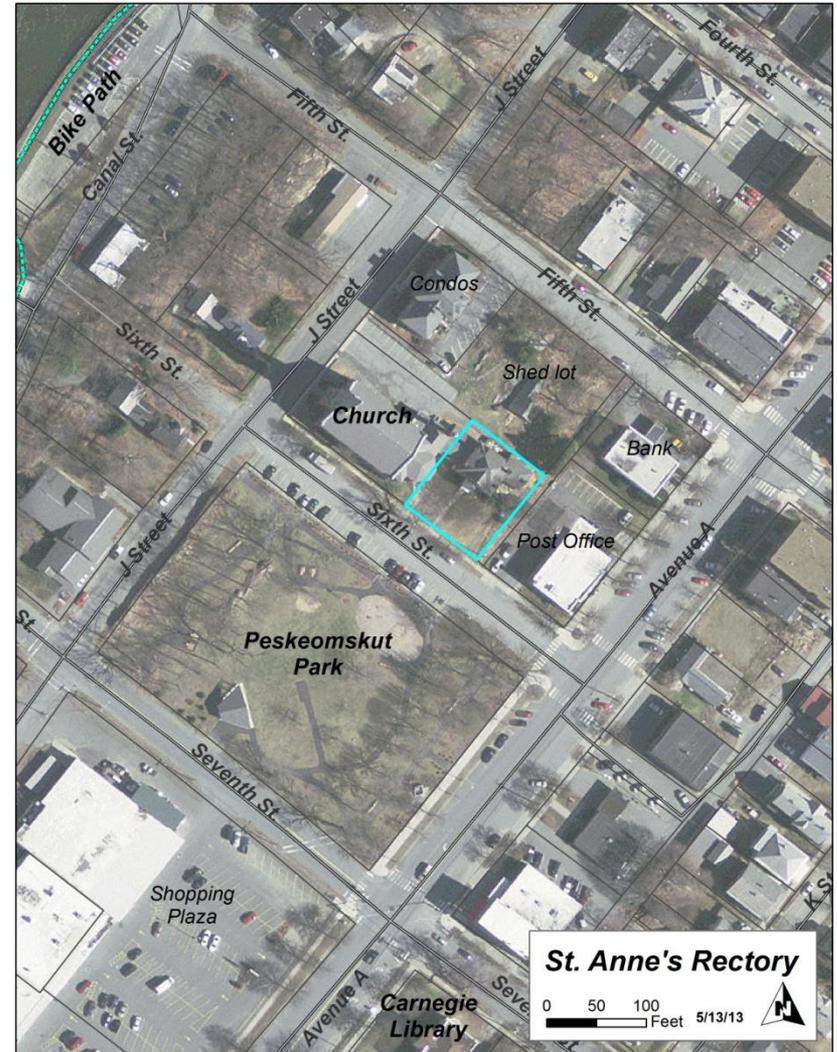
The 0.2 acre site and building was formerly connected to the St. Anne's Church. The Town took ownership in August 2012 from a bank that foreclosed on a prior owner.

PARKING is provided for approximately two spaces on-site spaces in rear via access easement over the Church Lot. Note this parking will need to be created by the developer. Public parking is available on Sixth Street (22 lots). Parking can be made available in front lawn. The Church lot has approximately 20 spaces.

OUTSTANDING ZONING ISSUES- The town and the owner of the church are working together to rectify several zoning violations so that clear title may be transferred. In June 2013 the necessary zoning variances were granted.

COMMON WALL/SHARED EGRESS- The garage (part of church lot) shares a common wall with the rectory and a common egress in the rear.

OWNERSHIP- The record of ownership indicates that Jordan Quinn Consulting owns the adjacent church and shed lot. The 130,000 sqft church has considerable potential to be redeveloped into a high occupancy use. Because of the proximity to the church, any reuse of the rectory should take this into consideration. Interested parties are encouraged to contact the owner of the church and shed lot.



IV. Investment and Incentives

Historic District Tax Credits up to 40% off total rehab cost: 25th Sixth Street and the adjacent church are certified historic properties on the Turners Falls National Historic District. A historic reconstruction design consistent to be eligible for \$1.2m in historic tax credits has been approved by the National Park Service for the church/annex/rectory together. It is possible for a new owner to submit an individual application for the rectory without the church. Re-application may be necessary, but will be fast-tracked by the National Park Service and the Town will assist in preparing/securing preservation plans and tax credit applications.

New Market Tax Credits: A developer may be able to apply through the Commonwealth Capital Fund. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year period

25 Sixth Street is within an approved **Economic Opportunity Area** as part of the **Greater Franklin Economic Target Area** under the Massachusetts Economic Development Incentive Program. Incentives associated with a Target Area include:

Tax Increment Financing for manufacturing/retail

Investment Tax Credit - 5% tax credit on the cost of all tangible, depreciable assets depreciated over four to ten years.

Abandoned Building Tax Deduction - 10% tax deduction on costs associated with renovating an abandoned building

Other Potential Public Funding Sources: Cultural Facilities Fund, NEA ARTSpace for artist related development

In addition, the Town will offer partnership and support for the project selected through a competitive request for proposals process.

IV. Photographs



Rear



Front lawn looking toward
Peskeomskut Park



St. Anne's Church
(separate lot)

IV. Photographs



Front Entrance



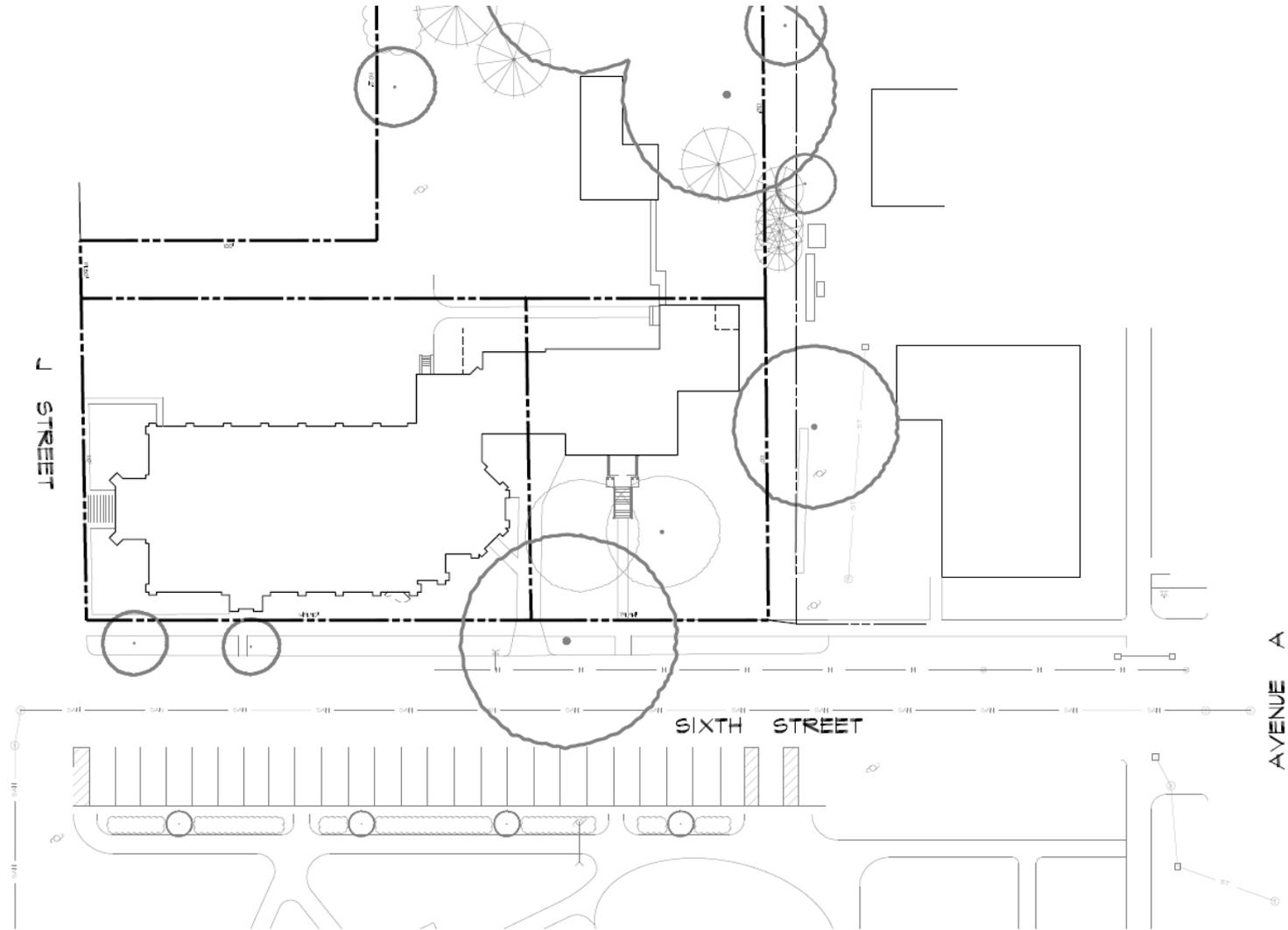
Bathroom (Second Floor)



Second Floor Room



First Floor Room



EXISTING CONDITIONS PLAN -25 Sixth Street



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		SIXTH ST, MONTAGUE

OWNERSHIP

Owner 1:	INHABITANTS OF MONTAGUE
Owner 2:	
Owner 3:	
Street 1:	1 AVENUE A
Street 2:	
Twn/City:	TURNERS FALLS
St/Prov:	MA Cntry
Postal:	01376
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	CITIMORTGAGE INC -
Owner 2:	-
Street 1:	1000 TECHNOLOGY DR
Twn/City:	OFALLON
St/Prov:	MO Cntry
Postal:	63368

NARRATIVE DESCRIPTION

This Parcel contains .202 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily BRICK Exterior and SLATE Roof cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	NB	NGHB BUS	100	U	1	TYPICL
o				t	2	SEWER
n				i		
Census:				Exmpt		
Flood Haz:						
D	1	1-TFFD	100	Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		8793		SQUARE FE SITE			0	1.5	3.086	2									40,707						40,700	

Total AC/HA:	0.20186	Total SF/SM:	8793.02	Parcel LUC:	101	ONE FAM	Prime NB Desc:	C/I	Total:	40,707	Spl Credit	Total:	40,700
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

Laura

2014

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	214,600		0.202	40,700	255,300		121
							GIS Ref
							GIS Ref
							Insp Date
							07/08/09
Total Card	214,600		0.202	40,700	255,300	Entered Lot Size	
Total Parcel	214,600		0.202	40,700	255,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	54.44	/Parcel:	54.44	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	101	FV	214,600	0	.202	40,700	255,300	255,300		12/12/2012
2012	101	FV	219,400	0	.202	51,600	271,000	271,000		11/28/2011
2011	101	FV	224,300	0	.202	51,600	275,900	275,900	Year End	1/24/2011
2010	101	FV	229,100	0	.202	51,600	280,700	280,700		2/18/2010
2009	101	FV	358,200	0	.207	47,900	406,100	406,100		11/8/2008
2008	906	FV	370,600	0	.207	47,900	418,500	418,500		11/20/2007
2007	906	FV	370,600	0	.207	47,900	418,500	418,500		11/17/2006
2006	906	FV	336,800	0	.207	33,400	370,200	370,200		12/15/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CITIMORTGAGE IN	6241-145		8/27/2012	INVOLVED GOV		10	No	No		
FEDERAL NATIONA	6071-324		9/21/2011	CONVENIENCE		10	No	No		
ANCTIL JOHN P,	6004-275		4/5/2011	FORECLOSURE	216399	No	No	No	216399.40	
ANCTIL JOHN P,	5663-285		4/30/2009	CONVENIENCE		1	No	No		
ROMAN CATHOLIC	5491-5		4/23/2008	INVOLV CHARI	325000	No	No	No		
ST ANNES PAROCI	5491-3		4/23/2008	SUBSEQUENT S		1	No	No		
	452 248		2/6/1963	OTHER		1	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/19/2009	09-213	MANUAL	1,000	C				
8/19/2009	09-214	RENOVATE	10,000	C				
8/19/2003	03-228	RENOVATE	5,000	C				Install 4 doors
4/1/1991	9150	MANUAL		C				DEMO PRCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	PERMIT VISIT	506	JESSICA STAM
7/8/2009	INSPECTED	507	BARBARA M
4/28/2008	MAILER SENT	506	JESSICA STAM
1/13/1992	PERMIT VISIT	107	JOHN PRESCOT

Sign: _____ VERIFICATION OF VISIT NOT DATA

Town of Montague



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		J ST, MONTAGUE

OWNERSHIP

Owner 1:	KICK SHELLEY B
Owner 2:	
Owner 3:	
Street 1:	5 CHURCH ST
Street 2:	
Twn/City:	MILLERS FALLS
St/Prov:	MA Cntry
Postal:	01349
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	ANCTIL JOHN P -
Owner 2:	-
Street 1:	25 SIXTH ST
Twn/City:	TURNERS FALLS
St/Prov:	MA Cntry
Postal:	01376

NARRATIVE DESCRIPTION

This Parcel contains .433 ACRES of land mainly classified as OUT BLD

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	NB	NGBH BUS	100	U	t	TYPICL
o				t		
n				l		
Census:		Exmpt				
Flood Haz:						
D	1	1-TFFD	100	Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	OUT BLD		18858		SQUARE FE SITE			0	1.5	1.599	2									45,236						45,200	

Total AC/HA:	0.43292	Total SF/SM:	18858.00	Parcel LUC:	106	OUT BLD	Prime NB Desc:	C/I
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Total:	45,236	Spl Credit:		Total:	45,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

Laura

2014

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
106		14,100	0.433	45,200	59,300		9071
							GIS Ref
							GIS Ref
							Insp Date
							07/08/09
Total Card		14,100	0.433	45,200	59,300	Entered Lot Size	
Total Parcel		14,100	0.433	45,200	59,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	106	FV		14100	.433	45,200	59,300	59,300		12/12/2012
2012	106	FV		14100	.433	57,300	71,400	71,400		11/28/2011
2011	106	FV		14100	.433	57,300	71,400	71,400	Year End	1/24/2011
2010	390	FV		14100	.433	57,300	71,400	71,400		2/18/2010
2009	390	FV		0	.463	53,800	53,800	53,800		11/6/2008
2008	906	FV		0	.463	53,800	53,800	53,800		11/20/2007
2007	906	FV		0	.463	53,800	53,800	53,800		11/17/2006
2006	906	FV		0	.463	39,500	39,500	39,500		12/15/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANCTIL JOHN P.	5781-31		11/16/2009	PART INTERES		1	No	No		SEE ALSO 5663-285
ANCTIL JOHN P.	5663-288		4/30/2009	CONVENIENCE		1	No	No		
ROMAN CATHOLIC	5491-5		4/23/2008	INVOLV CHARI	325000		No	No		
ST ANNES PAROCH	5491-3		4/23/2008	SUBSEQUENT S		1	No	No		
	452 248		2/6/1963	INVOLVED GOV			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2009	INSPECTED	507	BARBARA M

Sign: _____ VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	

PRINT

Date	Time
05/08/13	12:09:00

LAST REV

Date	Time
05/01/12	15:32:07

assrcr2 1737

03 0 024
MAP BLOCK LOT

1 of 1 COMMERCIAL
CARD

TOTAL ASSESSED: 585,200
117391

Town of Montague



Patriot
Properties Inc.

USER DEFINED

Prior Id #1:	
Prior Id #2:	
Prior Id #3:	
Prior Id #1:	
Prior Id #2:	
Prior Id #3:	
Prior Id #1:	
Prior Id #2:	
Prior Id #3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		J ST, MONTAGUE

OWNERSHIP

Owner 1:	JORDAN QUINN CONSULTING LLC
Owner 2:	
Owner 3:	
Street 1:	5 CHURCH ST
Street 2:	
Twn/City:	MILLERS FALLS
St/Prov:	MA
Postal:	01349
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	ANCTIL JOHN P -
Owner 2:	-
Street 1:	25 SIXTH ST
Twn/City:	TURNERS FALLS
St/Prov:	MA
Postal:	01376

NARRATIVE DESCRIPTION

This Parcel contains .379 ACRES of land mainly classified as 034 with a(n) NIGHT CLUB Building Built about 1885, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	NB	NGBH BUS	100	U	3	WATER
o				t	t	TYPICL
n				I		
Census:				Exmpt		
Flood Haz:						
D	1	1-TFFD	100	Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
326	354,280	7,600	0.303	35,360	397,240		9071
431	85,320	93,800	0.076	8,840	187,960		GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card:				45.33	/Parcel:	45.33	Insp Date
							07/08/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	034	FV	439,600	101,400	.379	44,200	585,200	585,200		12/12/2012
2012	034	FV	439,600	101,400	.379	55,900	596,900	596,900		11/28/2011
2011	034	FV	439,600	101,400	.379	55,900	596,900	596,900	Year End	1/24/2011
2010	034	FV	439,600	101,400	.379	55,900	596,900	596,900		2/18/2010
2009	034	FV	901,900	9900	.37	129,100	1,040,900	1,040,900		11/6/2008
2008	094	FV	901,900	9900	.37	129,100	1,040,900	1,040,900		11/20/2007
2007	094	FV	901,900	9900	.37	129,100	1,040,900	1,040,900		11/17/2006
2006	094	FV	820,800	9200	.37	93,100	923,100	923,100		12/15/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf	Assoc PCL Value	Notes
ANCTIL JOHN P,	5663-282		4/30/2009	CONVENIENCE		1	No	No		
ROMAN CATHOLIC	5491-5		4/23/2008	INVOLV CHARI	325000	No	No	D		
ST ANNES PAROCH	5491-3		4/23/2008	SUBSEQUENT S		1	No	No		
	468 189		2/6/1963	OTHER		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/11/2012	12-279	RENOVATE	25,000					
4/28/2010	10-72	MANUAL	25,000	C				Assessed as pers p
1/20/2009	09-07	MANUAL	25,000	C				3 panel antennas & mrv ext 1 layer &
7/7/2005	05-173	ROOF	3,700	C				3 panel antennas +
4/24/2003	03-71	ADDITION	25,000	C				
9/18/2000	00236	RENOVATE	30,000	C				RENOVATE KITCHEN
5/28/1996	96104	MANUAL	58,125	C				ROOF
7/1/1991	91106	MANUAL	37,900	C				STEEPLE

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	PERMIT VISIT	506	JESSICA STAM
7/8/2009	INSPECTED	507	BARBARA M
1/18/2001	PERMIT VISIT	105	DUANE ADAMS
12/2/1996	PERMIT VISIT	185	CHRIS KEEFE
1/13/1992	PERMIT VISIT	107	JOHN PRESCOT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	RST/BAR		16489		SQUARE FE SITE			0	1.5	1.786	2									44,170	431	20				44,200	

Total AC/HA: 0.37854 Total SF/SM: 16489.20 Parcel LUC: 034 034 Prime NB Desc: C/I Total: 44,170 Spl Credit: Total: 44,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Laura

2014