



CITY OF HAVERHILL

CITY COUNCIL AGENDA

April 4, 2023 at 7:00 PM

Theodore A. Pelosi, Jr. Council Chambers, 4 Summer st, Room 202

In-Person/Remote Meeting

This meeting/hearing of Haverhill City Council will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

1. **OPENING PRAYER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES OF PRIOR MEETING**
4. **ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING**
5. **COMMUNICATIONS FROM THE MAYOR:**
6. **COMMUNICATIONS FROM COUNCILLORS TO INTRODUCE AN INDIVIDUAL(S) TO ADDRESS THE COUNCIL:**

6.1. Councillor Bevilacqua requests to introduce David LaBrode and Lynda Brown to discuss *Earth Day City Wide Clean Up* held on Saturday, April 22, 2023

7. **PUBLIC PARTICIPATION- REQUESTS UNDER COUNCIL RULE 28**

8. **COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES:**

8.1. City Clerk, Kaitlin M Wright, submits responses for *Right of First Refusal* for land on Broadway, Parcel 539-439-9A consisting of 31.84 Acres – Notice of Intent to Convert to Residential Usage
Hearing May 9 2023

9. **UTILITY HEARING(S) AND RELATED ORDER(S):**

10. **HEARINGS AND RELATED ORDERS:**

11. **APPOINTMENTS:**

- 11.1. **Confirming Appointments:**
- 11.2. **Non-Confirming:**
- 11.3. **Resignations:**



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12. PETITIONS:

- 12.1. Petition from Guy Bresnahan for *Broco Oil* requesting permission to fabricate and install three roadway wayfinding signs directing traffic, particularly truck traffic, to our fuel terminal entrance at 161 8th Avenue. The first sign is proposed in front of the DPW yard on Primrose st alerting southbound vehicles to turn right on 8th Avenue in ½ mile. The second sign is proposed for the municipal right of way in front of 306 Primrose at the corner of Primrose and 8th Ave (turn right and proceed to end of street). The third sign is proposed for the corner of 8th Ave and Hale st directing trucks to proceed 400' on the right for the terminal truck entrance or go right for Broco's business office.

- 12.2. Applications Handicap Parking Sign: *with Police approval*

- 12.3. Amusement/Event Application - *with Police approval*

- 12.4. Auctioneer License:

- 12.5. Tag Days: *with Police approval*

12.5.1. Haverhill Elite Cheer, April 15,16,17

12.5.2. HHS Girls Lacrosse, April 22 & 23

12.5.3. Knights of Columbus, June 9 & 10

- 12.6. One Day Liquor License:

- 12.7. Annual License Renewals:

12.7.1. **Hawker Peddlers License 2023 - Fixed location** – *with approvals*

12.7.2. **Coin-Op License Renewals** - *pending Police approval*

12.7.3. **Christmas Tree Vendor** – *with Police approval*

12.7.4. **Taxi Driver Licenses for 2023:** *with Police approval*

12.7.5. **Taxi/Limousine License** *with Police approval:*

12.7.6. **Junk Dealer License** *with Police approval*

12.7.7. **Pool Tables**

12.7.8. **Sunday Pool**

12.7.9. **Bowling**

12.7.10. **Sunday Bowling**

12.7.11. **Buy & Sell Second Hand Articles** *with Police approval*

12.7.12. **Buy & Sell Second Hand Clothing**



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- 12.7.13. **Pawnbroker license**
- 12.7.14. **Fortune Teller** - *pending Police approval*
- 12.7.15. **Buy & Sell Old Gold**
- 12.7.16. **Roller Skating Rink**
- 12.7.17. **Sunday Skating**
- 12.7.18. **Exterior Vending Machines/Redbox Automated Retail, LLC**
- 12.7.19. **Limousine/Livery License/Chair Cars** *with Police approval*

13. MOTIONS AND ORDERS:

- 13.1. Order – transfer \$40,000 from the Water Enterprise, Interest on Long Term Debt account to Water Admin-Vehicles Expense in order to fund costs for fuel and repairs to vehicles

14. ORDINANCES (FILE 10 DAYS)

15. COMMUNICATIONS FROM COUNCILLORS:

- 15.1. Council President Jordan is placing on file the recommendations from the salary/compensation review committee to be voted on the April 25th meeting
- 15.2. Councillor Bevilacqua requests for Mill st area residents, to discuss crosswalk upgrade with reflective markings at Mill & Boardman sts, an additional safe crossing point on Mill st and sidewalks along Mill st for benefit of school kids, walkers and Plug Pond users
- 15.3. Council Vice President Michitson requests to provide a summary of the Boston Life Sciences Real Estate Conference that he attended last week

16. UNFINISHED BUSINESS OF PRECEDING MEETING:

- 16.1. Document 19-D; Councillor Lewandowski to introduce Matthew Juros formerly of Fishbrook Design Studio on Wingate st about change in his design studio and maintaining connection to the Merrimack Valley
Request from Councillor Lewandowski to continue to April 11th

17. RESOLUTIONS AND PROCLAMATIONS:

18. COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS



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19. DOCUMENTS REFERRED TO COMMITTEE STUDY

20. LONG TERM MATTERS STUDY LIST

21. ADJOURN :

CITY COUNCIL

Timothy J. Jordan
President

John A. Michitson
Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

HAVERHILL CITY CLERK MAR 30 2023

611

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

March 30, 2023

To: President and Members of the City Council

Councillor Bevilacqua wishes to introduce David LaBrode and Lynda Brown to discuss Earth Day *City Wide Clean Up* held on Saturday, April 22, 2023.


City Councillor Joseph Bevilacqua

(meeting 4.4.2023)

This year's **City Wide Clean Up** will be held on **Sat. April 22, 2023**. Please see attachment for more info.

This year's theme is, "Invest in Our Planet, start in Haverhill!" The committee has been actively meeting since the first of the year to organize our best Clean Up yet! Winter is "almost over", Opening Day is this week, and believe it or not the Marathon is less than four weeks away!

The Clean Up continues to attract more and more volunteers each year. In 2022 we had over 400 volunteers! The neighborhood groups continue to come out in force to help beautify their respective neighborhoods. I know my neighborhood, the Highlands, looked great after the Clean Up as there were three groups active in the cleanup.

We will be using the Haverhill Recreation Department's web site as a means to register for the Clean Up. (Also new this year is our QR code, please see flyer!)

www.haverhillrec.com

From there choose your site. You can register as an individual or in a group. Don't see a site on the list that you may want to clean up; contact Ben Delaware, bdelaware@cityofhaverhill.com and let him know. I am sure there is a location you may pass every day that could use some attention!

Once again, thanks to Riverside Cycle, we will be raffling off TWO children's bikes, to ALL those who register on-line by April 21st.

Our street signs will be going up to help promote the Clean Up. Also please check our Facebook page for updates: <https://www.facebook.com/groups/423720084470839/>.

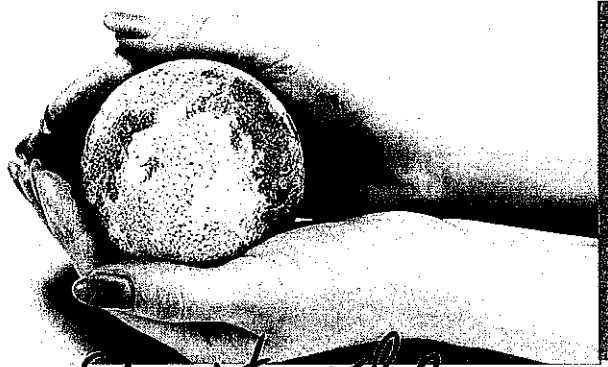
We need to get the word out, so pass the info along via e-mail, Facebook, or gossip! **Feel free to download the flyer and distribute them as well.**

As I have said in the past, this is a great opportunity to get out and really be part of your community and make a difference. Whether you are helping out in our downtown area, one of our neighborhoods or local parks, it is just a great way to welcome Spring and feel good about our City. Believe me you DO make a difference!

Feel free to contact me if I don't have an answer I will connect you to someone who does!

Thanks!

Dave LaBrode
Haverhill Brightside
ickylabrode@verizon.net



Start In HAVERHILL

EARTH
DAY
22 APRIL

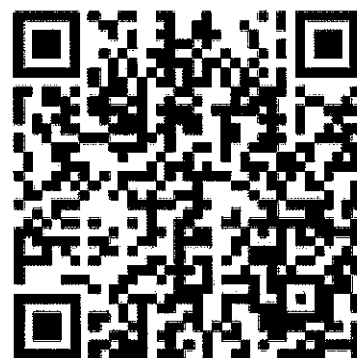
INVEST IN OUR
PLANET

8:30 AM - 1:00 PM

Meet at Citizens Center (10 Welcome Street)
then proceed to designated clean up locations

Register Online by 4/21 for an Earth Day Tee*
HaverhillRec.com and to be entered into a
raffle to win 1 of 2 kids bikes sponsored by

*while supplies last.



INQUIRIES:

Dave ICKYLABRODE@VERIZON.NET | Ben BDELAWARE@CITYOFHAVERHILL.COM

Also on Facebook.com/groups/423720084470839/

THANK YOU MAYOR JAMES FIORENTINI,
CITY OF HAVERHILL, AND OUR SPONSORS

COVANTA

Powering Today. Protecting Tomorrow.

 **Haverhill Bank**
Just One Bank

 **MAGELLAN**
AEROSPACE CORPORATION

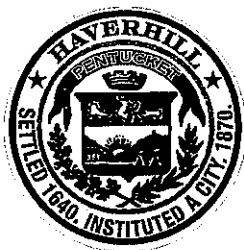
 **Pentucket Bank**
Start with heart.



CEDAR'S 



 **GREATER
HAVERHILL
CHAMBER**



TJS
Thomas J. Sullivan
Attorney at Law



Justine Maguire, with:

kw
KELLER WILLIAMS
REALTY

 **THE NORTH SHORE**
REALTY GROUP



 **BATTLE GROUNDS**
COFFEE CO.

Councilor Joseph Bevilacqua



Hearing MAY 9-2023
Haverhill

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@cityofhaverhill.com

Memo

March 30, 2023

To: Mayor James J. Fiorentini and Haverhill City Council
From: City Clerk Kaitlin M. Wright
RE: Parcel 539-439-9A, 31.84 acres, Broadway – Right of First Refusal

Mayor and City Council Members,

Please find enclosed in this letter the responses from all pertinent city entities (Assessor, Conservation Commission, Planning and Economic Development, Solicitor, and Water) regarding the Right of First Refusal for Parcel 539-439-9A on Broadway. The Notice of Intent will be provided electronically via email due to the document's size.

This matter will go before the City Council as a petition on the April 4th meeting, to be continued to May 9th meeting, pending vote of the City Council.

Should you have any questions, please contact me directly via email at kwright@cityofhaverhill.com or by telephone at (978) 420-3622.

Respectfully,

Kaitlin M. Wright

Kaitlin M. Wright
City Clerk



CITY OF HAVERHILL

ASSESSORS OFFICE – ROOM 115
Phone: 978-374-2316 Fax: 978-374-2319
Assessors@cityofhaverhill.com

November 9, 2022

Linda Koutoulas
Haverhill City Clerk
4 Summer St., #118
Haverhill, MA 01830

James F. Fiorentini
Mayor of the City of Haverhill
4 Summer St. #100
Haverhill, MA 01830

Timothy J. Jordan
Haverhill City Council President
4 Summer St., #204
Haverhill, MA 01830

RE: Notice of intent convert 31.84 acres of land shown as Haverhill Assessor's parcel 539-439-9A.

Dear City Officials:

I am writing as the City of Haverhill Tax Assessor in response to the notice of intent to convert 31.84 acres of land shown as Haverhill Assessor's parcel 539-439-9A.

I have no known reason to object to this conversion from Chapter Land, currently in use as productive woodland, to a change of use to otherwise developed land.

The highest and best use of this 31.84 acres, if deemed legal, may be to split into multiple lots of developable land.

Sincerely,


Christine M Webb, MAA
Assessor



Haverhill

Conservation Department
Phone: 978-374-2334 Fax: 978-374-2366
rmoore@cityofhaverhill.com
conservation@cityofhaverhill.com

MEMO TO: Linda L. Koutoulas, City Clerk

FROM: Robert E. Moore, Jr., Environmental Health Technician 

DATE: November 21, 2022

RE: Notice of Intent to Convert to Residential Usage
Estate of Frank J. Dudley, Sr.
Parcel 539-439-9A, 31.84 acres, Broadway

The Conservation Commission discussed this matter at its November 17th meeting and offered no objections to the City's waiving its option to purchase the parcel. Rather the Commission voted to prioritize the City's current and ongoing efforts to protect and acquire open space in the Crystal Lake and Brandy Brow Road (East Meadow River) watershed areas.

e-COPY TO: The Honorable James J. Fiorentini, Esq., Mayor, City of Haverhill
Haverhill City Council
William Cox, Esq., City Solicitor
Haverhill Water Division, c/o Robert Ward, Interim DPW Director
Haverhill Planning Board, c/o William Pillsbury, Economic Development and Planning Director
Haverhill Board of Assessors, c/o Christine Webb, Assessor
Nancy O'Neill, CPA, Administrator for Estate of Frank J. Dudley, Sr.
Francis A. DiLuna, Esq., Attorney for Estate of Frank J. Dudley, Sr.

Linda Koutoulas

From: William Pillsbury
Sent: Tuesday, November 15, 2022 11:00 AM
To: Linda Koutoulas
Subject: Re: Chap 61, 61A and 61B - right of first refusal

Hi Linda: I concur with the recommendations of other departments indicating that we should not exercise the right of first refusal for the parcel in question. Thanks Bill P

From: Linda Koutoulas <lkoutoulas@cityofhaverhill.com>
Sent: Friday, October 14, 2022 3:49 PM
To: Christine Webb <cwebb@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; William Pillsbury <wpillsbury@cityofhaverhill.com>; robert ward <rward@haverhillwater.com>
Cc: Bill Cox <billcoxlaw@aol.com>; Mayor <mayor@cityofhaverhill.com>
Subject: Chap 61, 61A and 61B - right of first refusal

Dear Department Heads –

We have received NOTICE OF INTENT TO SELL A PORTION OF HAVERHILL ASSESSORS' PARCEL 576-436-27.

According to the recently passed ordinance Doc 109/2022; Ch 3 Sec 15:

"The Assessor, Conservation Commission, Planning Department, Water Department and any other department, board or commission deemed necessary are hereafter referred to as the City Entities. The City Clerk shall provide copies of a bonafide Notice by e-mail to the City Entities and request that they review and respond to the City Clerk in writing to the Notice within 10 business days with a written recommendation as to whether the land in question is viewed by that entity as valuable and necessary to the City and, if so, why.

4. A City Entity may request additional time to provide feedback, but in no instance shall the deadline to provide feedback be longer than 30 days from the initial date of notice."

Karen Buckley is creating a form in OpenGov, but in the meantime, please respond directly to me.

Thank you,
Linda

Linda L. Koutoulas
Haverhill City Clerk
4 Summer St #118
Haverhill MA 01830
978-374-2312
cityclerk@cityofhaverhill.com

CITY OF HAVERHILL
MASSACHUSETTS
ASSISTANT CITY SOLICITOR'S OFFICE

900 Cummings Center, Suite 306-T
Beverly, MA 01915
Tel: (978) 927-2211
Fax: (978) 336-0256
TFallon@sebflaw.com

THOMAS C. FALLON
ASSISTANT CITY SOLICITOR

November 10, 2022

Via email only: mayor@cityofhaverhill.com
The Honorable James F. Fiorentini
Mayor of the City of Haverhill
4 Summer Street
Haverhill, MA 01830

Via email only: tjordan@cityofhaverhill.com
Timothy J. Jordan, City Council President
4 Summer Street, Room 204
Haverhill, MA 01830

Haverhill City Council
Via Email only: citycncl@cityofhaverhill.com

RE: Notice of Intent to Convert Pursuant to G.L. c. 61A, §14
31.84 Acres of Land Shown on Haverhill Assessors Office
On MP 539 BK 439 LT 9A

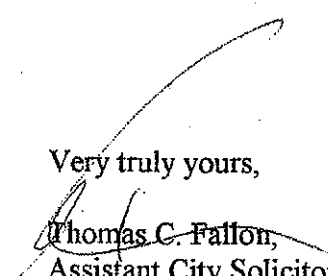
Dear Mayor Fiorentini; Council President Jordan; and Members of the City Council:

In accordance with subparagraphs 1 and 2 of paragraph B, of Section 3-15 of the Code of the City of Haverhill (hereinafter "S.3-15(B)(1) and (2)"), I have reviewed the above referenced Notice of Intent and have determined that same is "proper and complete," as required by subparagraph 12.

I will notify the landowners accordingly.

Thank you for your kind attention to this matter.

Very truly yours,


Thomas C. Fallon,
Assistant City Solicitor

CC: Francis A. DiLuna, Esq. (fdiluna@smolakvaughan.com)

Kaitlin Wright

From: Debbie Fallon <dfallon@haverhillwater.com>
Sent: Monday, March 27, 2023 3:12 PM
To: Kaitlin Wright
Subject: FW: Right of first refusal for Broadway Map 539, Block 439, Lot 9A

From: Robert Ward <rward@haverhillwater.com>
Sent: Tuesday, November 8, 2022 10:58 AM
To: Mayor <mayor@cityofhaverhill.com>; Lisa Ferry <lferry@cityofhaverhill.com>
Cc: William Pillsbury <wpillsbury@cityofhaverhill.com>; Chris Sicuranza <csicuranza@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; Bill Cox <billcoxlaw@aol.com>; John Pettis <jpettis@cityofhaverhill.com>; Fire Chief <robrien@haverhillfire.com>; John D'Aoust <jdaoust@haverhillwater.com>
Subject: RE: Right of first refusal for Broadway

Mayor,

This property is not located within any of the City's public drinking water supply watersheds. The Department of Public Works has no objection to waiving the City's right of first refusal.

Bob

Robert E. Ward
Interim DPW Director

City of Haverhill | 40 South Porter Street | Haverhill, MA 01835
Tel. (978) 374-2382 | Fax (978) 521-4083
Email: rward@haverhillwater.com

From: Mayor <mayor@cityofhaverhill.com>
Sent: Tuesday, November 8, 2022 10:43 AM
To: Lisa Ferry <lferry@cityofhaverhill.com>
Cc: William Pillsbury <wpillsbury@cityofhaverhill.com>; Robert Ward <rward@haverhillwater.com>; Chris Sicuranza <csicuranza@cityofhaverhill.com>; Rob Moore <rmoore@cityofhaverhill.com>; Bill Cox <billcoxlaw@aol.com>; John Pettis <jpettis@cityofhaverhill.com>; Fire Chief <robrien@haverhillfire.com>
Subject: Right of first refusal for Broadway

All,

I have received a notice from the law firm of Smolak and Vaughn of the intention of developing 31.84 acres of land on Broadway. We have a right of first refusal. The property is owned by the estate of Frank Dudley. It does not have a street address but it's us that is map 539 – 439 – nine a Broadway. The estimated market value is \$870,000.

I have all the paperwork in my office. Please let Lisa know right away if you would like a copy of it sent to you.

Please let me know immediately your opinion on whether or not the city should exercise its right of first refusal.

Conservation Commission
City Hall of Haverhill
Room 300
4 Summer Street
Haverhill MA, 01830

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Ms. Harmony Wilson and Members of the Conservation Commission,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
- c. Location and acreage of land as shown on a map drawn at the scale of the Haverhill Assessors Map,
- d. Name, address and telephone number of the landowner, and
- e. Landowner's attorney.

Pursuant to the provisions of M.G.L. ch. 61A § 14:

"In the case of intended or determined conversion not involving sale, the municipality shall have an option to purchase the land at full and fair market value to be determined by an impartial appraisal performed by a certified appraiser hired at the expense of the municipality or its assignee, the original appraisal to be completed and delivered to the landowner within 30 days after the notice of conversion to the municipality. In the event that the landowner is dissatisfied with the original appraisal, the landowner may, at the landowner's expense, contract for a second appraisal, to be completed within 60 days after the delivery of the notice to convert.

- If, after completion of the second appraisal, the parties cannot agree on a consideration, the parties will contract with a mutually acceptable appraiser for a third appraisal whose cost will be borne equally by both parties.
- The third appraisal shall be delivered to both parties within 90 days after the notice of conversion to the municipality and shall be the final determination of consideration. Upon agreement of a consideration, the city or town shall then have 120 days to exercise its option."

HAV CITY CLERK NOV 9 2022 PM 2:18

SMOLAK & VAUGHAN LLP

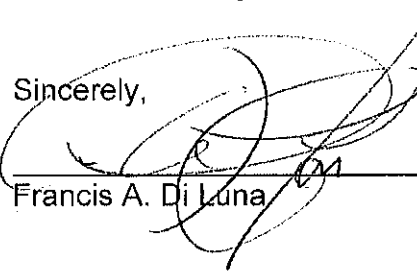
November 3, 2022

However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

Kindly cause the proceedings pursuant to the provisions of M.G.L. ch. 61A § 14 to be scheduled and notify the Estate whether the City of Haverhill intends to exercise its Option of First Refusal to purchase the property or assigns its Option rights to a qualifying entity. In the event the City does not desire to exercise its Option, kindly provide to me a waiver of the Option.

If you have any questions concerning the above or the enclosed, please contact me through e-mail or my cell phone. I thank you in advance for your kind consideration.

Sincerely,



Francis A. Di Luna

Cc: Honorable James J. Fiorentini, Mayor
Timothy J. Jordan, City Council President
Board of Assessors
Planning Board

HAV CITY CLERK NOV 4/22 PM 2:18

NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A

Pursuant to the provisions of Mass. G.L. c. 61A § 14 the Estate of Frank J. Dudley Sr., by and through Nancy O'Neill as Administrator of the estate makes this Notice of Intent to Convert To Other Use:

The Estate of Frank J. Dudley Sr., the owner of the hereto below identified land by and through its Attorney gives the City of Haverhill this Notice of Intent to Convert To Other Use.

Statement of proposed Use of the Land

The proposed use of the land is for residential development.

Location and Acreage of the Land

The subject property is 31.84 acers of land as identified by the Haverhill Assessors Office on Map 539 Block 439 Lot 9A Broadway, Haverhill, Massachusetts 01832. There is no street address for this property.

Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

Timothy J. Jordan, City Council President
City Hall of Haverhill
4 Summer Street
Haverhill MA, 01830

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Mr. Jordan,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
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However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

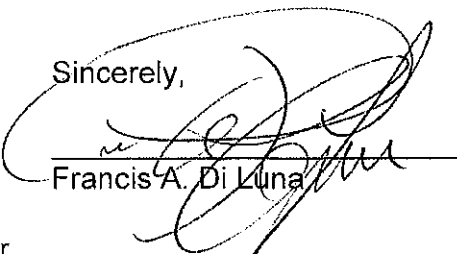
SMOLAK & VAUGHAN LLP

November 3, 2022

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Sincerely,


Francis A. Di Luna

Cc Honorable James J. Fiorentini, Mayor
Board of Assessors
Planning Board
Conservation Commission:

HAV CITY CLERK NOV 4/22 PM 2:15

NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A

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Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

Mr. William Pillsbury and Planning Board
Economic Development and Planning
City Hall, Room 201
4 Summer Street
Haverhill, MA 01830

November 3, 2022

Re: Notice of Intent to Convert Pursuant to M.G.L. ch. 61A § 14
31.84 acers of land shown on Haverhill Assessors Office on Mp 539 Bk 439 Lt 9A

Dear Mr. Pillsbury, Mr. Howard and Planning Board Members,

Pursuant to the provisions of M.G.L. ch. 61A § 14 the Estate of Frank J. Dudley Sr. provides the enclosed:

- a. Statement of intent to convert,
- b. Statement of proposed use of the land,
- c. Location and acreage of land as shown on a map drawn at the scale of the Haverhill Assessors Map,
- d. Name, address and telephone number of the landowner, and
- e. Landowner's attorney.

Pursuant to the provisions of M.G.L. ch. 61A § 14:

"In the case of intended or determined conversion not involving sale, the municipality shall have an option to purchase the land at full and fair market value to be determined by an impartial appraisal performed by a certified appraiser hired at the expense of the municipality or its assignee, the original appraisal to be completed and delivered to the landowner within 30 days after the notice of conversion to the municipality. In the event that the landowner is dissatisfied with the original appraisal, the landowner may, at the landowner's expense, contract for a second appraisal, to be completed within 60 days after the delivery of the notice to convert.

- If, after completion of the second appraisal, the parties cannot agree on a consideration, the parties will contract with a mutually acceptable appraiser for a third appraisal whose cost will be borne equally by both parties.
- The third appraisal shall be delivered to both parties within 90 days after the notice of conversion to the municipality and shall be the final determination of consideration. Upon agreement of a consideration, the city or town shall then have 120 days to exercise its option."

SMOLAK & VAUGHAN LLP

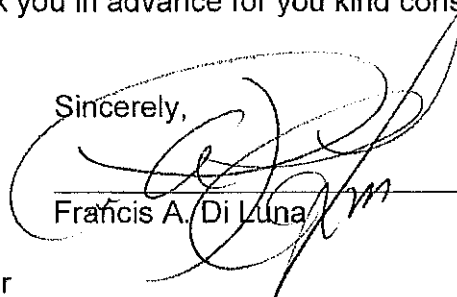
November 3, 2022

However, in order to expedite municipal action on this matter the Estate is also providing a recent full and fair market appraisal for the property.

Kindly cause the proceedings pursuant to the provisions of M.G.L. ch. 61A § 14 to be scheduled and notify the Estate whether the City of Haverhill intends to exercise its Option of First Refusal to purchase the property or assigns its Option rights to a qualifying entity. In the event the City does not desire to exercise its Option, kindly provide to me a waiver of the Option.

If you have any questions concerning the above or the enclosed, please contact me through e-mail or my cell phone. I thank you in advance for your kind consideration.

Sincerely,



Francis A. Di Luna

Cc: Honorable James J. Fiorentini, Mayor
Timothy J. Jordan, City Council President
Board of Assessors
Conservation Commission

NOTICE OF INTENT TO CONVERT TO OTHER USE
Map 539 Block 439 Lot 9A

Pursuant to the provisions of Mass. G.L. c. 61A § 14 the Estate of Frank J. Dudley Sr., by and through Nancy O'Neill as Administrator of the estate makes this Notice of Intent to Convert To Other Use:

The Estate of Frank J. Dudley Sr., the owner of the hereto below identified land by and through its Attorney gives the City of Haverhill this Notice of Intent to Convert To Other Use.

Statement of proposed Use of the Land

The proposed use of the land is for residential development.

Location and Acreage of the Land

The subject property is 31.84 acers of land as identified by the Haverhill Assessors Office on Map 539 Block 439 Lot 9A Broadway, Haverhill, Massachusetts 01832. There is no street address for this property.

Name, Address and Telephone Number of Land Owner:

Estate of Frank J. Dudley Sr.
C/O Nancy O'Neill, CPA
O'Neill & O'Neill CPA's
PO Box 1181
Westford, Massachusetts 01886
E-mail: nancy@oneillcpas.com
Phone Number: (978) 692-1308

Attorney:

Francis A. Di Luna
Smolak & Vaughan LLP
21 High Street
East Mill, Suite 301
North Andover, Massachusetts 01845
E-mail: fdiluna@smolakvaughan.com
Telephone Number: 978-327-5220
Cell Phone Number: 617 283 7905

Assessor's Map:

Please see attached Assessor's Map.

HAV CITY CLERK NOV 4/22 PM 2:19

W/LOT 12,13,+37 NO SUB - WET

Type:

Full Bath

Rating:

Sq Ft:

A Bath:

Rating:

4 Units:

3/4 Bath:

Rating:

Uncondition:

A 308th:

Rating:

Time:

1/2 Bath:

Rating:

Inst Wall:

A HBth:

Rating:

Sec Wall:

Other Fix:

Rating:

Other Features

Kits:

Rating:

A Kits:

Rating:

Fpht:

Rating:

WSFlue:

Rating:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

Total:

ERIOR INFORMATION

vg H/F/L:

Functional:

%

m Int Wal:

Economic:

%

: Int Wall:

Special:

%

Partition:

Override:

%

m Floors:

Total:

0%

3c Floors:

%

Ismt Flr:

%

Subfloor:

%

Int Gar:

%

Electric:

%

Insulation:

%

nt vs Ext:

%

Heat Fuel:

%

Heat Type:

%

Heat Sys:

%

Heated:

% AC:

Solar HW:

Central Vac:

Com Wal:

% Sprinkled:

BILE HOME

Make:

Model:

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB

Fa

Appr Value

Junis Value

3C FEATURES/YARD ITEMS

Parcel ID

539-439-9A

Year

Color:

RESIDENTIAL GRID

1st Res Grid

Desc:

Units

Level

FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lower

Lvl 2

Lvl 1

Totals

RMS:

BRS:

Baths:

HB

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

Totals

SUB AREA

Code

Description

Area - SQ

Rate - AV

Underpr Value

Sub Area

% Usbl

% Descrp

Type

Qu # 1

SUB AREA DETAIL

Net Sketched Area:

Gross Area

Fin Area

Size Ad

Total:

IMAGE

AssessPro

Patriot Properties, Inc

CALC SUMMARY

Basic \$ / SQ:

Size Adj:

1.00000000

Const Adj:

16.00000000

Adj \$ / SQ:

Other Features:

0

Grade Factor:

NBHD Int:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

Depreciation:

0

Depreciated Total:

0

COMPARABLE SALES

Rate

Parcel ID

Type

Date

Sale Price

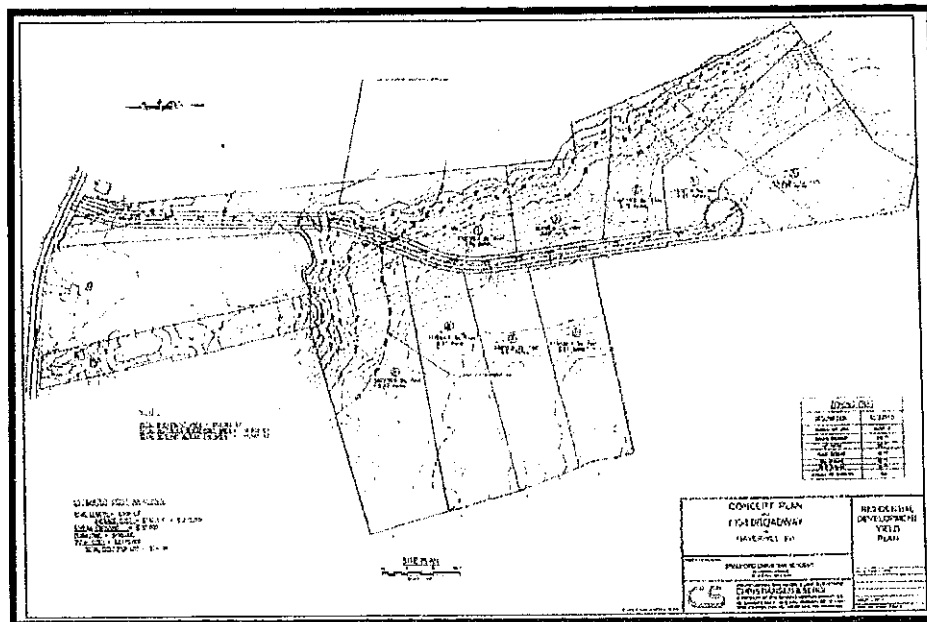
**Map 539-439-9A Broadway
Haverhill, MA 01832**

***"As Is" Hypothetical Market Value of
Map 539-439-9A Broadway a potential 9 lot subdivision***

June 16, 2022

Kristen Leone, MA CG 1291
Property North Appraisals, Inc
25-35 Railroad Square, Suite 106b
P.O.Box 2009
Haverhill, MA 01831-2009
978-521-6900

Prepared for: Estate of Frank J. Dudley Sr.



Indicated Value:

"As Is" Hypothetical Market Value: \$870,000

PROPERTY NORTH APPRAISALS, INC

PO Box 2009
Haverhill, MA 01831-2009
(978) 521-6900 EFax: (978) 945-1062

August 3, 2022

Nancy O'Neill, CPA
C/O Estate of Frank J. Dudley Sr.
1077 Broadway
Haverhill, MA 01832

RE: Appraisal: "As Is" Hypothetical Market Value
Map 539-439-9A Broadway a potential 9 lot subdivision
Haverhill, MA 01832

Dear Ms. O'Neill:

In accordance with your request, I am completing an appraisal of Map 539 Block 439 Lot 9A Broadway, Haverhill, MA 01832. The purpose of this report is to determine the hypothetical market value of the Fee Simple Interest of the subject property as a potential 9 lot subdivision. The land is zoned residential, and the assumption that the land would appeal to a buyer who would develop the land is not unreasonable. In the recent past (2019), an interested buyer presented a proposed 9 lot residential subdivision plan to the owner. The plan has been reviewed and it appears to be a reasonable proposal which still meets with current zoning requirements. The land is currently in its natural state.

The client is Estate of Frank J. Dudley Sr. The estimate of value contained herein reflects economic conditions prevailing as of June 16, 2022, the effective date of appraisal.

This is an appraisal report presented in a condensed format which meets standard requirements. It provides a summary of the analyses and conclusion of value and is based upon field research, interviews with market participants, and publicly available data. The report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Included is a summary description and analysis of the real estate, all pertinent data, valuation methodology, and Addenda, with supporting relevant exhibits.

The client has requested the "As Is" Hypothetical Market Value of the subject property as a proposed subdivision. The scope of the assignment was limited to the application of the Sales Comparison Approach. The Income Approach is not included in this report, as there are no approvals for the actual number of lots and there are no actual costs, therefore the value cannot be discounted back to a present value. The Cost Approach is not considered in this report as the property is land. It is the appraisers' determination that this appraisal is not so limited as to result in a misleading or confusing report. It is understood that Estate of Frank J. Dudley Sr. is aware of the limitations inherent in this appraisal.

Subject to the conditions and explanations contained in this appraisal report, it is my opinion that the "As Is" Hypothetical Market Value of the **fee simple interest** in Map 539-439-9A Broadway as a potential 9 lot subdivision as of June 16, 2022 is: \$870,000.

The "As Is" Hypothetical Market Value (assumption of 9 buildable lot approvals) of the fee simple interest in property located at Map 539-439-9A Broadway, Haverhill, MA 01832, is estimated to be.....\$870,000.

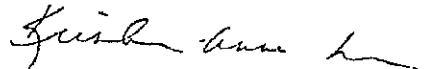
(Eight Hundred and Seventy Thousand Dollars)

The market value estimate is considered to be attainable within a marketing period of approximately 12 months from the date of value. Additionally, the value estimate is premised upon a 10 to 12-month exposure time prior to the hypothetical consummation of a sale on the effective date of appraisal. If the property is offered for sale at a price substantially above this value estimate, the projected marketing and exposure periods will be invalidated.

Your attention is directed to the "Assumptions"; "Extraordinary Conditions"; "General Limiting Conditions" and "Hypothetical Assumptions" as well as the "Certificate of Appraisal" which is considered usual for this type of assignment, and have been included within this Appraisal Report in the attached Addenda.

Respectfully submitted,

Property North Appraisals, Inc



Kristen-Anne Leone, MA CG#1296
President/Real Property Appraiser

INTRODUCTION SECTION

The Appraisal Process

An appraisal consists primarily of economic analysis. It involves an orderly process by which the problem is defined, the work necessary to solve the problem is planned, and the data required are acquired, classified, analyzed and interpreted into an estimate of value. The process usually utilizes three approaches to value: Cost Approach, Income Capitalization Approach, and Sales Comparison Approach. After all the factors in each of these approaches have been carefully weighed, the indications of value derived from each are analyzed to formulate a final value conclusion.

Competency Provision

The appraiser is professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and appropriate research and education regarding the specific property type being appraised. Professional qualifications of the appraiser are included in the Addenda for specific reference.

Purpose of the Appraisal

The purpose of the appraisal was to form an opinion of the "as is" hypothetical market value of the fee simple interest in the property known as Map 539-439-9A Broadway a potential 9 lot subdivision in Haverhill, MA as of June 16, 2022, the date of valuation.

Extent of the Process of Collecting, Confirming, and Reporting of Data

The scope of an appraisal report is a description of the process and extent of collecting, confirming, and reporting of data in relation to the appraisal problem. Data is collected from a number of sources, including public officials, brokers, other appraisers, property owners and managers, as well as secondary sources such as data services. The subject was last inspected on June 16, 2022. The size of the subject lots are estimated based on a physical inspection, zoning and as well as information obtained from the proposed engineer's plan.

The data obtained during the collection process was confirmed to the extent possible given the time constraints of the assignment. For comparable sales and leases if applicable, attempts were made to contact a principal in the transaction, which was not always successful. In the case where a principal was not contacted, another person familiar with the transaction (broker, lawyer, property manager, etc.) was contacted and confirmed when possible. Finally, public information (deeds, Assessor's records, etc.) was reviewed to further confirm sales. This appraisal report includes the actual data used in valuing the property, along with necessary explanations discussing the methods of appraisal used.

The appraisal was conducted and prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Foundation, and conforms to the Code of Professional Ethics of the Appraisal Institute.

This is an *Appraisal Report* and contains all information relative to the solution of the appraisal

problem, with significant supporting data.

Effective Date of Value

The effective date of this appraisal is June 16, 2022. The date of inspection is June 16, 2022.

Scope of Work

The scope of work rule requires your appraiser to identify the problem, determine and perform the scope of work necessary to develop a credible assignment result and disclose the scope of work in the report. The information presented in this report is not so limited as to mislead or misinform the intended user and is sufficient for the intended user to understand the content. All information is included which is required to support the appraiser's conclusion.

Description of the Appraisal Process

This valuation is an Appraisal presented in an Appraisal Report format, which can be used by financial institutions subject to Title XI of FIRREA. This Appraisal follows guidelines within the Uniform Standards of Professional Appraisal Practice (USPAP) and does not include all of the traditional approaches to value. The exclusion of an approach is because the approach is not relevant to producing a credible report. In some instances, the data to support a conclusion may not be available for all approaches to be considered.

Scope of the Assignment: The preparation of this Appraisal consisted of:

- Inspection of the property on June 16, 2022.
- The date of valuation is June 16, 2022.
- Research and collection of data related to market conditions and market activity.
- A moderate amount of due diligence to determine the existence of apparent adverse conditions.
- Development of a Sales Comparison Approach for the value estimate.
- Arriving at a value conclusion and writing this Appraisal Report.

It is noted that the Appraisal process did not include the following:

- Detailed review of the local zoning by-laws.
- In-depth market and highest and best use analysis.
- Review of environmental or other survey reports.
- Development of the Cost Analysis or Income Approach as the subject is land.

Departures from Specific Appraisal Guidelines of USPAP include:

- In the performance of this Appraisal, a complete market analysis was not made. The scope of the investigation was limited to a brief analysis of market conditions and a survey of competing or similar properties in the subject's market area (SR 1-4a).
- It has been presumed for the purpose of this Appraisal that the existing use of the improved property is the highest and best use (SR 1-3a).
- This Appraisal relies on the Sales Comparison Approach in the "As Is" retrospective valuation. The Income Approach (SR 1-4c) is not included as the subject is land. There is no support from the Cost Approach (SR 1-4b) due to the lack of information.

The appraisal was conducted and prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Foundation and conforms to the Code of Professional Ethics of the Appraisal Institute.

Function of the Appraisal

The function of this report is to assist Estate of Frank J. Dudley Sr. in appropriately analyzing the subject property's valuation.

Supporting documentation concerning the data, reasoning and analyses is retained in the work file. Use of this report is to assist Estate of Frank J. Dudley Sr. and is limited to Estate of Frank J. Dudley Sr.. This report may not be fully understood without additional information held in the work file. The appraiser is not responsible for unauthorized use of this report.

Property Rights Appraised

The property under review, on the date of valuation includes raw land in its natural state. The client has requested the report to reflect the value of land as a potential subdivision with the assumption that the development will get approvals. This is a hypothetical market value. There are no restrictions known which would negatively affect the possibility of developing 9 lots.

The property rights valued in this report are defined as "fee simple estate". The Dictionary of Real Estate Appraisal, Fourth Edition, published by the Appraisal Institute, defines **fee simple estate** as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."¹

It is noted that if there are fixtures and equipment items in any buildings and they are used in the operation of the businesses, these items are excluded from the valuation.

¹The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, 2002, p. 113.

Definition of Market Value

Market Value is defined by the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation and also defined in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interest
- (3) A reasonable time is allowed for exposure in the open market
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto and
- (4) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²

Property Identification

The charts below identify the subject as Map 539-439-9A Broadway, Haverhill, MA 01832. Haverhill is in Essex County, Massachusetts. The subject is further identified by the Assessor's Office for the City of Haverhill as Map 539 Block 439 Lot 9A. There is no street address for this property.

History of the Property and Present Owner of Record

Standards Rule 1-5 (b) of the "Uniform Standards of Professional Appraisal Practice" requires that a three-year sales history of the subject shall be included for all non-residential real estate. This history includes any current agreement of sale, option or listings.

² *Office of the Comptroller of the Currency*, Rule 12 CFR 34.42 (f).

³ *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, 2002, p. 135

Table 1: Sales History of the Subject Property, MLS History

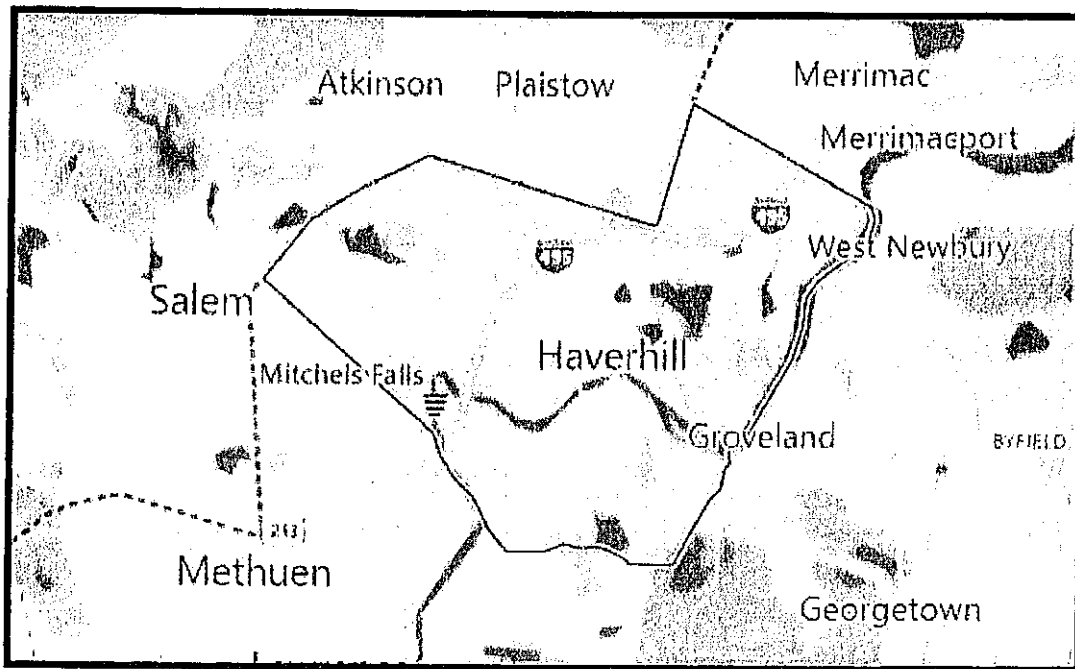
| Sales History (5 Years Required) | | | | | | |
|---------------------------------------|--------------------------------------|------------|-----------|-----------|------------|----------|
| Address: | | Map/Lot | Book/Page | Sale Date | Sale Price | |
| Local: | 539-439-9A Broadway, Haverhill | 539-439-9A | 4811-301 | 8/31/1961 | \$0 | |
| Grantor: | Mary Agnes Gross | | | | | |
| Grantee: | Frank J. Dudley & Patricia A. Dudley | | | | | |
| MLS History (Minimum 1 year required) | | | | | | |
| MLS # | Status | Address | List Date | List \$ | Size | Lot Size |
| None Available | | | | | | |
| Purchase and Sale Information | | | | | | |
| MLS # | Status | Address | UA Date | UA Price | Size | Lot Size |
| None Available | | | | | | |

Table 2: Tax Table

| Fiscal Year 2022 Assessment and Taxes | | | | | | | |
|---------------------------------------|------------|-----------|-----------|--------------|------------|-------------|--|
| Location | Map Lot | Book/Page | Last Sale | Last Sale \$ | Assessment | Parcel Size | |
| 539-439-9A Broadway, Haverhill | 539-439-9A | 4811-301 | 8/31/1961 | \$0 | \$3,789 | 31.84 | |
| Residential Tax Rate: | | \$12.72 | | Assessment | \$3,789 | | |
| 2022 Taxes: | | | \$48.20 | Annual Taxes | | | |

Town and Neighborhood Analysis

The subject is located in the City of Haverhill, within Essex County. Haverhill Massachusetts is located east of Methuen and Lawrence, south of the New Hampshire state line, west of Groveland and Merrimac and north of Georgetown and Boxford. Haverhill is located 20+/- miles north of the city of Boston Massachusetts. Major routes accessing Haverhill include Routes 495, 97, 125 and 133.




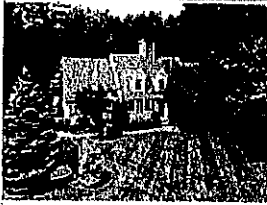
Broadway (Route 97) leads from Route 495 to Salem New Hampshire. The subject is located near the intersection of Emma Rose and Broadway. This is a residential area. Broadway is a well travelled road, however the majority of land is well off the street and has access from Emma Rose and through an easement on Broadway. Side roads have newer developments which have higher property values in general. There is a mix of newer and older homes in the area. There are also small farms still scattered throughout Haverhill. Some of these properties are being purchased and developed.

The subject's immediate location is considered residential. Newer developments in the area include Emma Rose and Kristine Lane. Single family prices for new construction in the area start over \$700,000. There are no negative factors known.

See an example of neighborhood listings through MLS on the following page.

Neighborhood Sales of Newer Homes





MLS #: 72867688
22 Kristine Ln
Haverhill, MA 01832
DOM: 3 DTO: 3
List \$/SqFt: \$200.05
Sold \$/SqFt: \$218.77

Style: Detached - Cape
Rooms: 10
Garage: 2

Beds: 4
Parking: 8

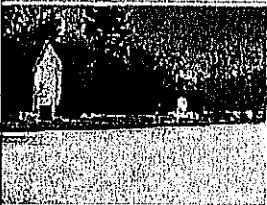
Baths: 2 1/2
Fireplaces: 1

Main Bath: Yes
Year Built: 2005

List Price: \$759,000
List Date: 07/19/2021
Taxes: 2021 \$7,634
Assessed: \$568,000
HOA:

Living Area: 3,794 SqFt
Acres: 0.92 (40,001 SqFt)

Remarks: CRYSTAL FARMS! Custom Extended Cape with a 1st-floor master! This home has tremendous curb appeal & in impeccable condition! Kentucky Blue Grass, front and back Brick Walkway and Expanded Driveway. Features include 2 story foyer, French Doors leading office/den and formal dining crown moldings, chair rail & bay window overlooking front yard. The lg eat in kitchen has open concept, granite counters, center island, SS appliances. Adjacent to the kitchen is the LV w/ lots of natural lighting, fireplace. The 1st floor includes master suite w/luxurious bath & 2 walk-in closets. LR, 1/2 bath & mud rm off the 2-car garage. Step out to the deck and the amazing backyard beyond perfect for summertime entertainment deck. Upstairs you'll find a catwalk overlooking FR, 3 nicely sized bedrooms with walk-in closet, 1 full bath, large great room or use as 5th bdrm. Full basement for future expansion. The home has 2 furnaces, 2 ac systems, generator, garden room & irrigation. Gorgeous private lot.



MLS #: 72958234
50 Kristine Lane
Haverhill, MA 01832
DOM: 30 DTO: 19
List \$/SqFt: \$248.21
Sold \$/SqFt: \$249.91

Style: Detached - Colonial
Rooms: 8
Garage: 2

Beds: 3
Parking: 6

Baths: 2 1/2
Fireplaces: 1

Main Bath: Yes
Year Built: 2010

List Price: \$729,999
List Date: 03/28/2022
Taxes: 2021 \$6,866.50
Assessed: \$510,900
HOA: No

Living Area: 2,941 SqFt
Acres: 1.84 (80,150 SqFt)

Remarks: Stunning colonial in prime location @ Crystal Farms. This home features a beautiful eat-in kitchen w/ granite counters, dining area with slider to the deck. Lots of hardwood throughout. Gracious open foyer, gorgeous gas fireplace in large family room w/ cathedral ceiling, master bath w/ double sinks and quartz countertop. Other amenities include security system, and a walk out basement to prof. landscaped grounds w/ an irrigation system. Privately Set at the End of a Cul-de-Sac. Manicured Sub Division.

Single Family Listings: 2 Median Liv. Area SqFt: 3367.5 Median List \$: \$744,500 Median List \$/SqFt: \$224 Median DOM: 16.5 Median DTO: 11 Median Sale \$: \$782,500 Median Sale \$/SqFt: \$234

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc

Haverhill Demographics

Source: <https://worldpopulationreview.com/us-cities/haverhill-ma-population>

Haverhill, Massachusetts Population 2022

69,169

Haverhill is a city located in Essex County Massachusetts. Haverhill has a 2020 population of 69,169. Haverhill is currently growing at a rate of 1.01% annually and its population has increased by 2.04% since the most recent census, which recorded a population of 67,787 in 2010.

The average household income in Haverhill is \$86,187 with a poverty rate of 12.01%. The median rental costs in recent years comes to \$1,222 per month, and the median house value is \$319,400. The median age in Haverhill is 36.8 years, 35.9 years for males, and 38.2 years for females.

Haverhill Demographics

According to the most recent ACS, the racial composition of Haverhill was:

- White: 77.94%
- Other race: 10.39%
- Two or more races: 7.05%
- Black or African American: 3.22%
- Asian: 1.32%
- Native American: 0.05%
- Native Hawaiian or Pacific Islander: 0.03%

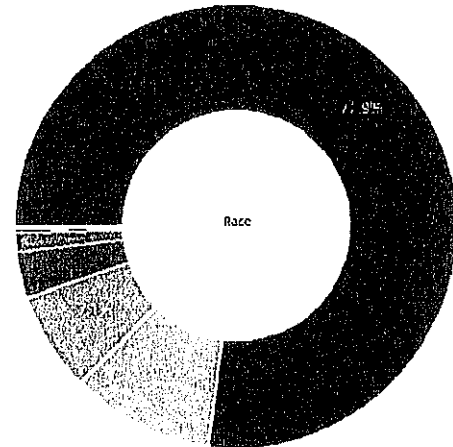
Haverhill Household Types

| Type | Owner ^ | Renter |
|--------|---------|--------|
| Female | 37.9% | 62.1% |
| Male | 38.2% | 61.8% |

Population by Race

Hispanic Non-Hispanic

| Race | Population | Percentage |
|--|------------|------------|
| White | 49,710 | 77.94% |
| Some Other Race | 6,630 | 10.39% |
| Two or More Races | 4,498 | 7.05% |
| Black or African American | 2,054 | 3.22% |
| Asian | 839 | 1.32% |
| American Indian and Alaska Native | 33 | 0.05% |
| Native Hawaiian and Other Pacific Islander | 19 | 0.03% |



White Black or African American American Indian and Alaska Native
Asian Native Hawaiian and Other Pacific Islander Some Other Race
Two or More Races

Haverhill Households by Type

| Type | Count | Average Size | Owned |
|------------|--------|--------------|-------|
| All | 24,612 | 2.55 | 58.2 |
| Married | 9,850 | 3.29 | 82.7 |
| Non Family | 9,105 | 1.29 | 44.2 |
| Female | 4,233 | 3.25 | 37.9 |
| Male | 1,424 | 3.39 | 38.2 |

3.16

Average Family Size

2.55

Average Household Size

| Name | Median | Mean |
|------------------|-----------|-----------|
| Households | \$69,237 | \$88,150 |
| Families | \$84,693 | \$100,753 |
| Married Families | \$109,154 | - |
| Non Families | \$46,210 | \$58,400 |

Immediate Neighborhood

A neighborhood is defined by the *Dictionary of Real Estate Appraisal*, published by the Appraisal Institute, as "A group of complementary land uses."³

Generally, a neighborhood is defined by a set of boundaries that coincide with the prevailing land uses, occupancy characteristics, street patterns, etc. For this report, the analysis of the subject neighborhood is divided into the following points of influence:

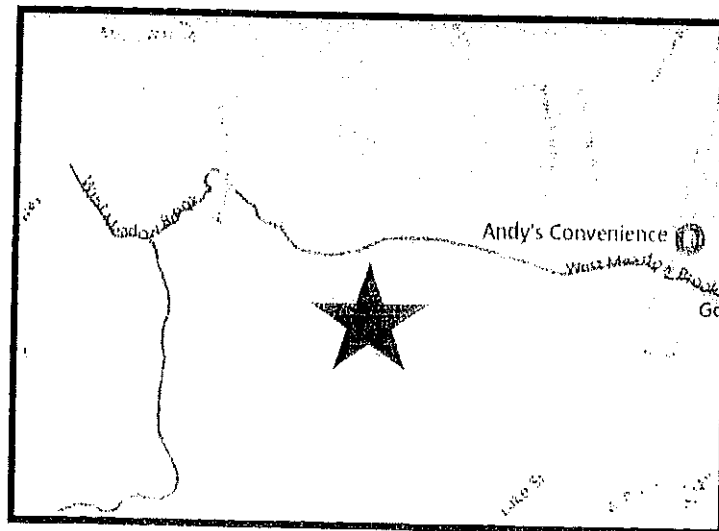
Boundaries – The property is located on Broadway (Route 95) in the northwestern section of Haverhill leading to the Salem NH state line. Boundaries: Lake Street to Route 97 to Liberty Street.

Access – The neighborhood is considered to have good access to the area's major thoroughfares. Routes 495 and 97 which lead to the adjacent cities and towns including New Hampshire and the Merrimack Valley.

Adjacent Land Uses – The subject is surrounded immediately by agricultural and residential uses. Residential neighborhoods are located on side roads. Commercial uses are mostly located closer to downtown.

Neighborhood Trends – The land areas surrounding the subject are predominately developed by residential & agricultural uses. The overall vitality of the neighborhood is good.

Summary - The subject neighborhood can currently be classified as a residential area. The subject property is considered an allowable conforming use within the immediate neighborhood.



³ *The Dictionary of Real Estate Appraisal*, Fourth Edition, Appraisal Institute, 2002, p.193.

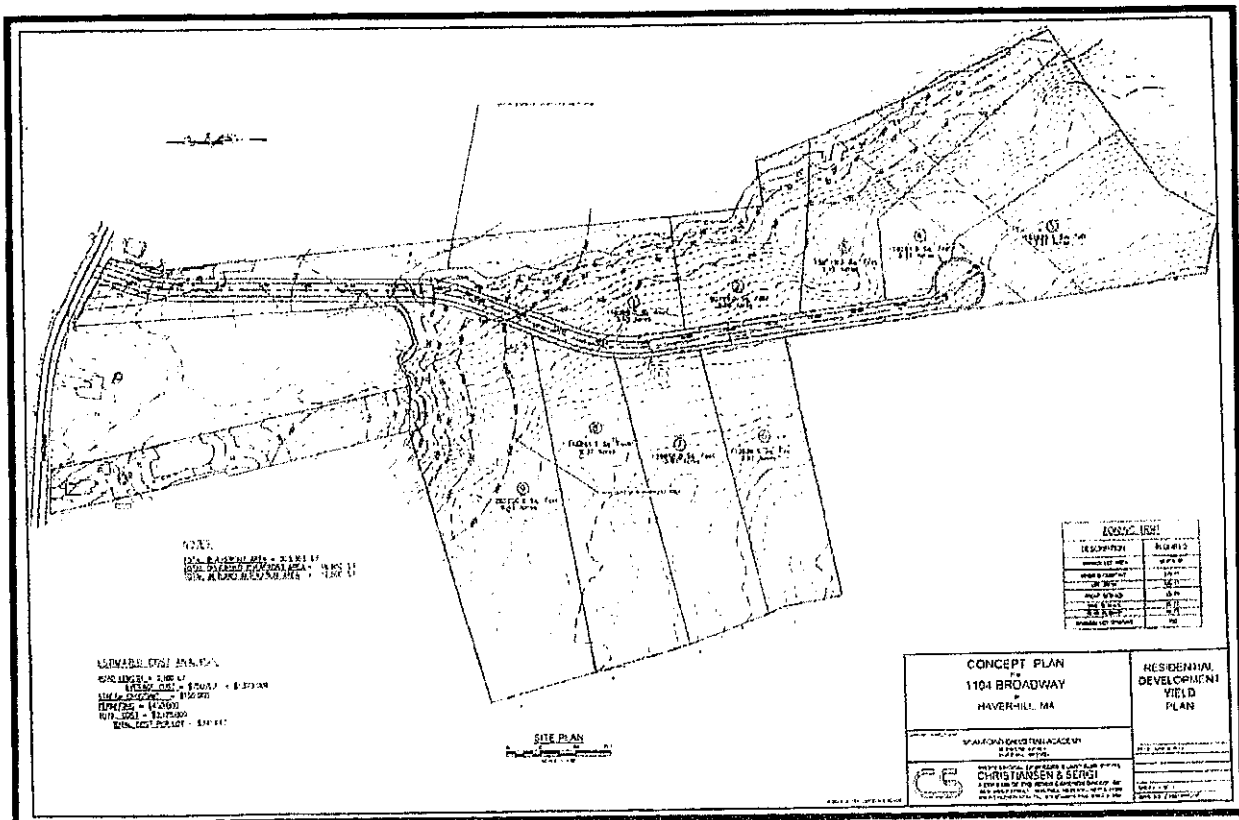
Property Description

The subject parcel is 31.84 acres of land in its natural state. There is access from Emma Rose Circle and an easement over a property on Broadway. Your appraiser walked a large portion of the land. The land has pathways leading through large areas of woods and some cleared fields. There is a gas easement running through the property. There are some small streams and the topography is gently rolling.

Your appraiser has been requested to determine the value of the property as a proposed residential subdivision. A plan was prepared in 2019 which shows 9 lots accessed from the easement through the Broadway property. Since that time, Emma Rose Circle was extended and there is now access from the end of Emma Rose Circle.

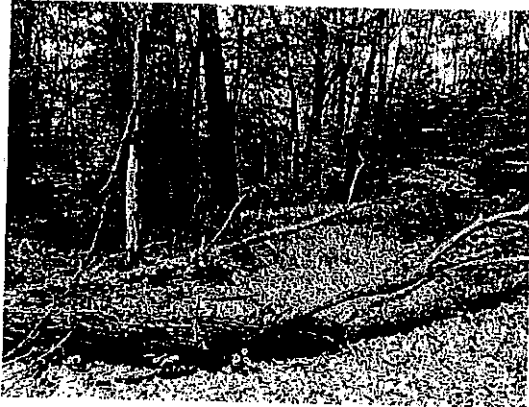
A developer would most likely connect through this access point as the developer of Emma Rose Circle already built the road over the stream. This would also shorten a new road. Both of these factors would reduce costs.

The purposes of this report is to determine the value of the land considering the potential of developing 9 lots.



See views of the land on the following pages.

View of Land

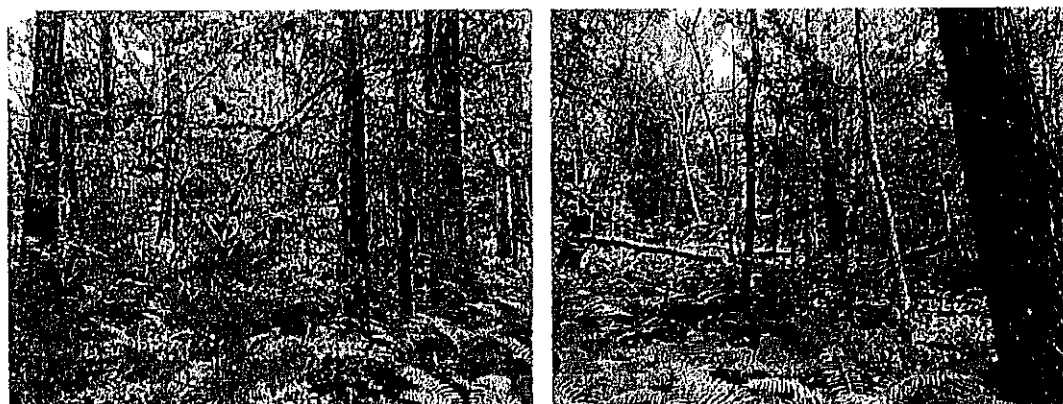


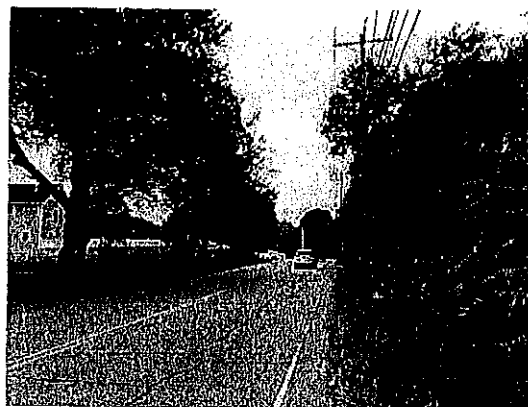


Views of Gas Line Easement



Views of the Gas Line Easement





Broadway and Easement Access from Broadway



Emma Rose Road Access



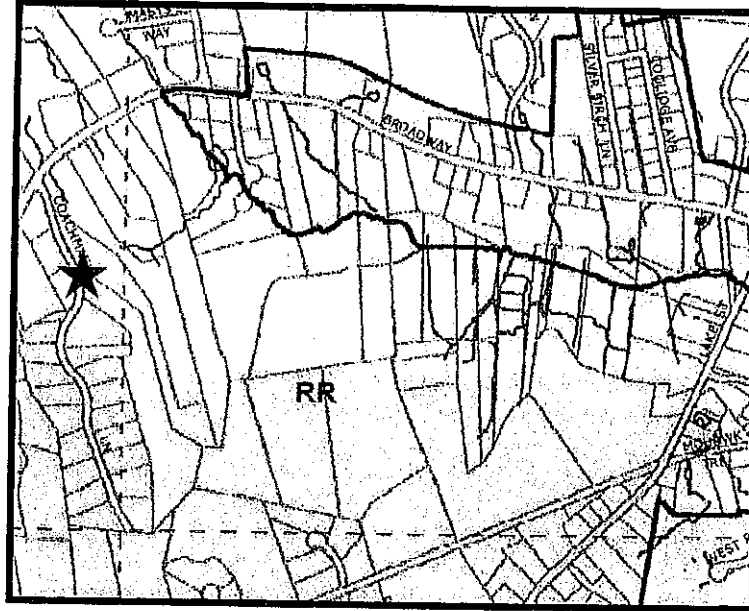
Access from Emma Rose



Broadway Street View

Haverhill Zoning Information

RR Residential Zoning: 80,000 sf min, 200' frontage



| | | |
|--|-------------|----------------|
| | Residential | High Density |
| | Residential | Low Density |
| | Residential | Medium Density |
| | Residential | Rural Density |

| CITY OF HAVERHILL | | | | | | | | | | | | | |
|---|--|--------------------------------|---|-----------------------------|--------------------------|-----------------------------|------------------------------|----------------------------|--------------------------------------|--------------------|-------------------------------------|--------------------------------|------------------------------|
| 255 Attachment 2 | | | | | | | | | | | | | |
| TABLE 2: TABLE OF DIMENSIONAL AND DENSITY REGULATIONS | | | | | | | | | | | | | |
| [Amended 8-14-1973 by Doc. 188; 9-17-1974 by Doc. 210-C; 10-11-1976 by Doc. 135-C; 6-6-1978 by Doc. 103-C; 6-10-1991 by Doc. 51-C; 3-31-1996 by Doc. 47; 10-17-1998 by Doc. 128-B; 6-27-2000 by Doc. 79-34; 8-14-2001 by Doc. 97-CC; 4-27-2004 by Doc. 42-B; 2-28-2006 by Doc. 19-BB] | | | | | | | | | | | | | |
| District | Use | Minimum Lot Area (square feet) | Minimum Lot Area Required Per Dwelling Unit (square feet) | Minimum Lot Frontage (feet) | Minimum Lot Depth (feet) | Front ⁽¹⁾ (feet) | Side ^(2,3) (feet) | Rear ⁽⁴⁾ (feet) | Maximum Height ⁽⁵⁾ (feet) | Maximum Stories | Maximum Building Coverage (percent) | Maximum Floor Area Ratio (FAR) | Minimum Open Space (percent) |
| RR | Any permitted use ⁽¹⁾ | 80,000 | NA | 200 | 125 | 40 | 25 | 40 | 35 | 2.5 | 15 | None | 70 |
| RL | Any permitted use ⁽¹⁾ | 40,000 | NA | 150 | 100 | 30 | 20 | 30 | 35 | 2.5 | 20 | None | 55 |
| RM | Any permitted use ⁽¹⁾ | 20,000 | NA | 100 | 100 | 25 | 15 | 30 | 35 | 2.5 | 25 | None | 45 |
| RH | 1-family detached dwelling ⁽¹⁾ | 7,500 | NA | 75 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | NA | 45 |
| | 2-family dwelling ⁽¹⁾ | 9,000 | NA | 80 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | NA | 45 |
| | 3-family dwelling ⁽¹⁾ | 11,700 | NA | 80 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | NA | 45 |
| | All other multifamily dwellings ^(1,2) | 40,000 | NA | 150 | 100 | 25 | 20 ⁽³⁾ | 40 | 35 | 2.5 | None | 0.5 | 35 |
| | First dwelling unit | 40,000 | 10,000 | 150 | 100 | 25 | 20 ⁽³⁾ | 40 | 35 | 2.5 | None | 0.5 | 35 |
| | Each additional dwelling unit | 3,000 | 1,000 | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| | Any other permitted use | 10,000 | NA | 100 | 150 | 25 | 15 | 40 | 35 | 2.5 | 25 | None | 35 |
| | 1-family detached dwelling ⁽¹⁾ | 7,500 | NA | 75 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | None | 45 |
| | 2-family dwelling ⁽¹⁾ | 9,000 | NA | 80 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | None | 45 |
| | 3-family dwelling ⁽¹⁾ | 11,700 | NA | 80 | 100 | 20 | 10 | 30 | 35 | 2.5 | 25 | None | 45 |
| RU | All other multifamily dwellings ^(1,2) | 25,000 | NA | 100 | 100 | 25 | 20 ⁽³⁾ | 40 | 35 ⁽⁴⁾ | 2.5 ⁽⁴⁾ | None | 1.0 | 25 |
| | First dwelling unit | 7,500 | 2,500 | 100 | 100 | 25 | 20 ⁽³⁾ | 40 | 35 | 6 | None | 1.0 | 25 |
| | Each additional dwelling unit | 2,000 | 2,000 | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| | Any other permitted use | 10,000 | NA | 100 | 100 | 25 | 15 | 40 | 35 | 2.5 | None | 2.0 | 35 |
| | | | | | | | | | | | | | |

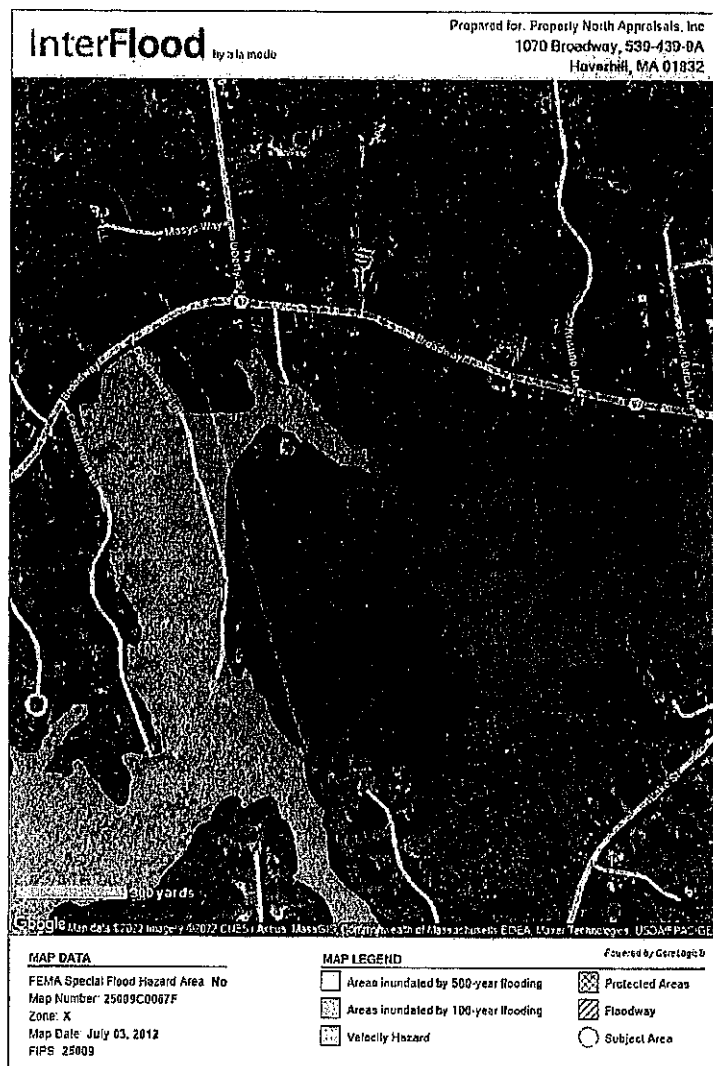
Haverhill Flood Map

According to the Flood Insurance Rate Map of the National Flood Insurance Program for the City of Haverhill, Community Map Panel Number: Map Panel: 25009C0067 F - Map Date: 07/03/2012 the property appears to be within Zone X. These are areas determined to be outside the 500-year flood plain. It is suggested that an official determination as to the applicability of any flood zone be requested from FEMA.

Census Tract: 2604.02

Map Reference: 15764

Flood Map



VALUATION SECTION

The Appraisal Process

The appraisal process is an orderly procedure where data is acquired, classified, analyzed and processed into a value indication by various appraisal techniques. The most common methods utilized are the **Cost Approach**, the **Sales Comparison Approach**, and the **Income Approach**.

The **Cost Approach** is the sum of the estimated land value and the cost new of the improvements less accrued depreciation. The cost approach is based on the premise that an informed purchaser would pay no more for an existing property than it would to replace/reproduce a substitute property with equal utility and without undue delay.

The **Sales Comparison Approach** is the process of comparing and analyzing prices paid for properties having a satisfactory degree of similarity to the subject. This approach is based on the principle of substitution, which implies that a prudent purchaser will not pay more for a property than they would to buy another similar property with equal utility.

The **Income Capitalization Approach** is based on the premise that a prudent investor would pay no more for a property than they would for another investment with similar risk and return characteristics. Since the value of an investment can be considered equal to the present worth of anticipated future benefits in the form of dollar income or amenities, this approach estimates the present value of the net cash flow stream that the property is capable of producing. This amount is capitalized at a rate that reflects an appropriate amount of risk to the investor and the amount of income necessary to support debt service.

Each approach has its strengths and weakness', depending to a large extent on the type of property being appraised and the quality of data available. In most instances, one or more of these approaches will produce a more reliable value indication than the other approach, or approaches. Therefore, the final step in the appraisal process is the final reconciliation of all approaches that were used into a final value estimate. This step usually begins with a discussion of the merits of each approach and an analysis of the reliability of the data used in each. It concludes with a statement of the final value estimate.

As for the valuation of the subject property, the Sales Comparison Approach is the only applicable approach considered. The Income and Cost Approach are not applicable for raw land.

The Cost Approach

The Cost Approach, Standard 1.4b, has not been included in the report as it is not applicable for property as it is land. This is a departure from the requirements within Standard 2.

The Sales Comparison Approach

The Sales Comparison Approach relies on the principle of substitution. This principle states that a prudent purchaser will pay no more for a particular property than they would to acquire an equally desirable alternative. This approach consists of a comparison of the subject with other similar properties which have either recently sold or other properties currently being offered for sale. The comparison process involves making adjustments to each comparable property on an item-by-item basis, with the factors considered including rights conveyed, financing, condition of sale, location, age/condition, and size. The subject is always the benchmark, and adjustments are made to the sales prices of the comparable properties to arrive at an indication of value for the subject.

The weakness of this approach is that there may be insufficient data in the market-place to justify its use and that it is based on historical data rather than future expectations. Its strength lies in the fact that it reflects actual market behavior of typical purchasers under current market conditions. In other words, reliability of this approach depends upon the comparability of the sales analyzed, verification of the sales data, the conditions under which the property sold, and the date of value.

This approach is used to determine the value of the subject with the assumption that it can be developed into 9 residential building lots. Your appraiser researched Haverhill and nearby towns with similar appeal. There were no similar sales of land for residential development. Your appraiser researched nearby cities and towns. Due to the lack of these sales, your appraiser had to consider individual building lots and estimated costs of the subdivision in order to determine a value.

Residential Subdivision Sales:

Your appraiser has attempted to research subdivision sales in the Merrimack Valley for the past few years. There are no additional sales to include as support. Larger tracts of land available for development are scarce. New development costs have been reaching record highs for infrastructure during the past few years due in part to Covid and the restrictions and shutdowns which were a result of the pandemic outbreak.

Your appraiser has older subdivision sales which are included in the chart below. It appears that the value of a lot prior to development is approximately 40 to 50% of the value of a lot with approvals. This is a good foundation and test of reasonableness for the information which will be outlined in order to determine the current hypothetical value.

Summary of Subdivision Sales: Older Transactions

| Summary of Subdivision Sales: To Determine Market Value price per Lot with and without Approvals | | | | | | |
|--|------------|-------------|------------------------------------|-----------------------|------------------------------|--------------------------|
| Development Location | Sale Date | Number Lots | Sale \$ in a Developed Subdivision | Price/Lot w Approvals | Price/Lot prior to approvals | Comments |
| Atwood Estates, Groveland, 8 Lot Subdivision | 8/3/2018 | 8 | | \$116,875 | | Approvals in Place |
| Prior Sale: | 4/19/2017 | 5 | | \$120,000 | | Approvals in Place |
| Bills Way aka 157 Main Street, Groveland, 9 Lot Subdivision | 11/27/2019 | 9 | | \$133,333 | | Approvals in Place |
| Prior Sale: | 7/31/2019 | 9 | | \$75,556 | | Approvals in Place |
| 19 Lots, Front 9, Crystall Springs, Haverhill MA | 12/31/2019 | 19 | | \$78,947 | | Approvals in Place |
| Prior Sale: | 12/7/2017 | 19 | | \$26,316 | | FORECLOSURE DEED |
| Bailey Lane, Georgetown | 5/1/2018 | 5 | | \$79,000 | | 3 Form A Lots and 2 Lots |
| Prior Sale: | 3/12/1971 | | | Nominal | | from New Cul-de-Sac |
| Colonial Village, Amesbury | 3/23/2017 | 6 | | | \$58,333 | Prior to Approvals |
| Poplar Hill Residential Development AKA 24-26 Middle | 1/27/2016 | 16 | | \$60,000 | | Approvals in Place |
| | 9/14/2009 | | | | \$37,500 | Prior to Approvals |
| Quail Ridge Estates, A Single Family Subdivision, Merrimac | 4/10/2015 | 6 | \$138,000 | | | Land Sale in Development |
| | 3/29/2013 | | | | \$56,273 | Approvals in Place |
| Abbey Road Development AKA 32 Bear Hill Road, Merrimac | 12/17/2015 | 12 | | | \$51,250 | Prior to Approvals |
| Nancy Ann, Merrimac | 12/15/2015 | 5 | \$61,000 | | | Improved Subdivision |
| Tosfield Rolling Green. Topsfield | 6/26/2017 | 30 | | \$100,000 | | Approvals In Place |
| | 6/27/2017 | | | | \$50,000 | Prior to Approvals |
| Cobblestone at Bradford Condos, Comanche Circle, Haverhill | 10/29/2014 | 12 | | \$115,000 | | Approvals in Place |
| Regal Woods, Emma Rose Circle, Haverhill | 11/10/2016 | 7 | | \$103,929 | | Approvals in Place |
| Delhaven Estates, Delray Drive, Haverhill | 2/27/2015 | 7 | | | \$47,143 | Prior to Approvals |
| Average Price: | | | | \$91,723 | \$50,083 | |
| Median Price: | | | | \$100,000 | \$50,625 | |
| Range: Low | | | | \$60,000 | \$37,500 | |
| High | | | | \$133,333 | \$56,273 | |

In order to gather enough information for land values to be determined, your appraiser researched: Haverhill, Amesbury, Merrimac, Groveland, Georgetown & Methuen. Your appraiser has researched building lot sales in Haverhill. Your appraiser also had to research new construction sales to see where the new subdivision locations might be. Based on MLS information as well as the Warren Group which lists all city and town sales for a complete year, the new construction listings are generally located on street which are established neighborhoods. New properties might be built on single lots or in locations which the dwelling have reached the end of their economic life and the builder has razed the dwelling and built a new house.

In order to determine the value of the subject property, your appraiser has considered all these types of sales as a source. As support for a reasonable test of reliability, your appraiser has also considered Land to Value Ratios (LTV). In order to determine the LTV, the sale prices of these properties and the original land purchase price was researched. A typical builder will invest a certain percentage of the anticipated sale price in a property. Your appraiser has included Haverhill new construction sales to determine that ratio amount. Your appraiser is also using Haverhill sales to determine the anticipated price range of a proposed subdivision at the subject's location and then can determine a typical building lot value.

The appraisal steps include:

1. Identify Subdivision Sales None
2. Identify Haverhill Land Sales
3. Identify New Construction Sales with Recent Purchase Prices
4. Determine the Land to Value (LTV) Ratio
5. Identify the price point of proposed new construction for a new subdivision
6. Use the price point of new construction and the LTV ratio to determine the estimated value of a building lot in the proposed subdivision
7. Determine the typical building costs for the subdivision
8. Determine the Hypothetical Market Value of the subject property

Haverhill MLS Land Sales

| Property Type(s): LD Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price: Up to \$300,000 Timeframe: 2021+ Towns: Haverhill, MA Advanced Criteria: Acre: <4 | | | | | | | | | | |
|---|--------|-------------------------|---------------------------|--------------------------------------|-----|------------|------------|--------------|-------------------|----------------|
| MLS # | Status | Address | Town/State/Area | Description | DOM | List Price | Sale Price | Media/Events | Settled/Sale Date | Price per SqFt |
| Land Listings | | | | | | | | | | |
| 72848141 | UAG | 89 Standish Rd | Haverhill, MA | 0.23 Residential acres (10,000 SqFt) | 107 | \$229,000 | | x3 | | |
| 72970007 | UAG | 0 Chadwick Road | Haverhill, MA : Bradford | 0.53 Residential acres (22,910 SqFt) | 0 | \$250,000 | | x1 | | |
| 72985693 | ACT | 0 TITCOMB | Haverhill, MA : Zip 01830 | 1.14 Residential acres (49,658 SqFt) | 75 | \$265,000 | | x6 | | |
| 72745692 | SLD | Lot 3A Emma Rose Circle | Haverhill, MA | 1.50 Residential acres (65,556 SqFt) | 27 | \$225,000 | \$225,000 | x9 | 02/01/2021 | |
| 72717988 | SLD | 67 Seven Sisters | Haverhill, MA | 1.57 Residential acres (72,745 SqFt) | 189 | \$250,000 | \$234,000 | x8 | 03/31/2021 | |
| 72826166 | SLD | 76 Seven Sisters | Haverhill, MA | 1.31 Residential acres (57,063 SqFt) | 176 | \$230,000 | \$220,000 | x5 | 12/22/2021 | |
| 72978140 | SLD | Lot 1 Wheeler Ave | Haverhill, MA : Zip 01832 | 0.55 Residential acres (23,757 SqFt) | 1 | \$225,000 | \$225,000 | x5 | 06/30/2022 | |
| Land Listings: 7 Median List \$: \$230,000 Median DOM: 75 Median DTO: 59.5 Median Sale \$: \$225,000 | | | | | | | | | | |
| The information in this listing was gathered from third party sources including the seller and public records. NLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © NLS Property Information Network, Inc. | | | | | | | | | | |


The median price of new building lots in Haverhill to be listed or sold in since 2021 is \$225,000.


Lot 3A Emma Rose Circle is considered the most comparable land sale. This property sold for \$225,000 2-1-2021. See a short description and map of properties on the following pages.


For the purposes of this report and the value of a building lot available for sale, your appraiser will use \$225,000.

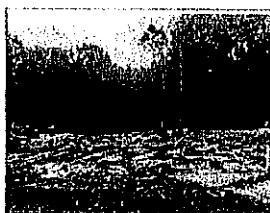
Indicated value of a proposed building lot.....
\$225,000 (Two Hundred and Twenty Five Thousand Dollars)

MLS 2021+ Haverhill Land Sales Description


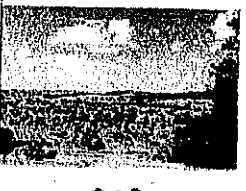

| | | | |
|---|--|---|--|
|  | MLS #: 72848141 89 Standish Rd Haverhill, MA 01832 DOM: 107 DTO: 107 | Status: UAG Ant. Sale Date: 08/05/2022 Off Mkt: 09/27/2021 | List Price: \$229,000 List Date: 06/10/2021 Taxes: 2021 \$0 Assessed: \$0 |
| x3 | Type: Residential Electric: At Street Doc on Hand: Land Descr.: Level | Zoning: Single Family Gas: At Street | Acre: 0.23 (10,000 SqFt) Sewer: Public Water: Public HOA: |
| Remarks: Approved lot for single family dwelling. Build your dream home in a great location. Close to major highways, shops and restaurants. | | | |

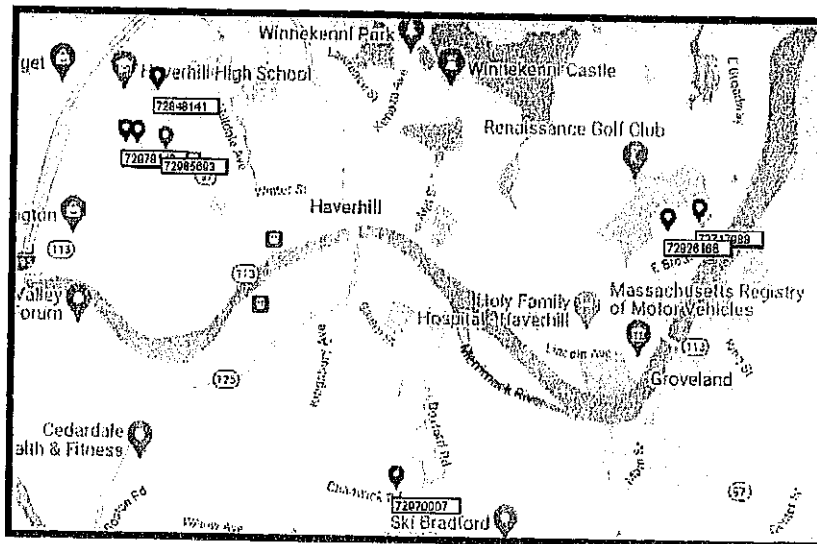
| | | | |
|---|--|---|--|
|  | MLS #: 72970007 0 Chadwick Road Haverhill, MA: Bradford 01835 DOM: 0 DTO: 0 | Status: UAG Ant. Sale Date: 08/30/2022 Off Mkt: 04/21/2022 | List Price: \$250,000 List Date: 04/21/2022 Taxes: 2022 \$208,354 Assessed: \$163,800 |
| x1 | Type: Residential Electric: At Street Doc on Hand: None Land Descr.: Wooded | Zoning: Single Family Gas: At Street | Acre: 0.53 (22,910 SqFt) Sewer: Nearby Water: At Street HOA: No |
| Remarks: A Rare Find. Bradford Building Lot, near the Boxford Line 22,900 Square Feet with City Water and City Sewer close by. | | | |

| | | | |
|--|--|---|--|
|  | MLS #: 72985693 0 TITCOMB Haverhill MA: Zip 01830 01830 DOM: 75 | Status: ACT | List Price: \$265,000 List Date: 05/20/2022 Taxes: 2022 \$556.51 Assessed: \$41,500 |
| x6 | Type: Residential Electric: On-Site Doc on Hand: Land Descr.: Other (See Remarks) | Zoning: Single Family Gas: Other (See Remarks) | Acre: 1.14 (49,658 SqFt) Sewer: Public Water: Public HOA: |
| Remarks: Excellent location and priced to sell! This 1.14 acre property sits at the end of a cul-de-sac in a quiet family neighborhood. Located less than 1 mile from Haverhill Highschool, it is also close to downtown and 495. Features plenty of privacy. Relax in the shade of the Hickory trees or enjoy a piece of history by taking a walk along the stone wall dating back to the rural Eighteen Hundreds. Delineation of the land was completed this year. A few wetland plants were found on a small area of land. The property is able to hold two half-acre lots for new home construction, increasing its potential value! Extend the road 50 feet for one home or up to 200 for a second home. There is a 20ft easement across street 1 as well as a paper street for sewer hookup. City water access point is conveniently located a couple houses away. This rare opportunity won't last long! | | | |

| | | | |
|--|--|--|--|
|  | MLS #: 72745692 Lot 3A Emma Rose Circle Haverhill, MA 01832 DOM: 27 DTO: 12 | Status: SLD Sale Price: \$225,000 Sold Date: 02/01/2021 Off Mkt: 11/15/2020 | List Price: \$225,000 List Date: 10/20/2020 Taxes: 2019 \$0 Assessed: \$0 |
| x3 | Type: Residential Electric: On-Site Doc on Hand: Septic Design, Order of Conditions Land Descr.: Sloping, Stream, Cleared | Zoning: Single Family Gas: None | Acre: 1.5 (65,556 SqFt) Sewer: Private Water: Public, On-Site HOA: |
| Remarks: Beautiful acre plus lot in One year old subdivision. Cleared, ready to go with Water and electric at lot and approved septic design. Convenient location to highway and Southern NH shopping. Build your dream home or Builder will build to suit! | | | |

MLS 2021+ Haverhill Land Sales Description & Map

| | | | |
|---|--|---|--|
|  | <p>MLS #: 72717988 67 Seven Sisters Haverhill, MA 01830 DOM: 189 DTO: 173</p> | <p>Status: SLD Sale Price: \$234,000 Sold Date: 03/31/2021 Off Mkt: 03/09/2021</p> | <p>List Price: \$250,000 List Date: 08/30/2020 Taxes: 2020 \$2,799 Assessed: \$205,800</p> |
| <p>Type: Residential Electric: At Street Doc on Hand:</p> | <p>Zoning: Single Family Gas: At Street</p> | <p>Acres: 1.67 (72,745 SqFt) Sewer: Public, At Street</p> | <p>Water: Public, At Street HOA:</p> |
| <p>Land Descr: Easements, Golf Course Frontage, City View(s), Cleared, Scenic View(s)</p> | | | |
| <p>Remarks: There are only so many lots left in this prestigious Seven Sisters Development. The lot is located at the top of the hill over looking the renaissance golf course. It has scenic view for miles. Build your dream home. All the utilities are at the street. Come take a look before the land is gone.</p> | | | |
|  | <p>MLS #: 72826166 76 Seven Sisters Haverhill, MA 01830 DOM: 176 DTO: 157</p> | <p>Status: SLD Sale Price: \$220,000 Sold Date: 12/22/2021 Off Mkt: 11/02/2021</p> | <p>List Price: \$230,000 List Date: 05/05/2021 Taxes: 2021 \$2,759 Assessed: \$202,900</p> |
| <p>Type: Residential Electric: On-Site Doc on Hand:</p> | <p>Zoning: Single Family Gas: At Street</p> | <p>Acres: 1.31 (57,063 SqFt) Sewer: Public</p> | <p>Water: Public HOA:</p> |
| <p>Land Descr: Sloping, Wooded</p> | | | |
| <p>Remarks: A lot in prestigious Seven Sisters Development. The lot is located at the top of the hill over looking the renaissance golf course. It has scenic view for miles. Build your dream home. All the utilities are at the street. Come take a look before the land is gone. City ID # 478-1-53</p> | | | |
|  | <p>MLS #: 72978140 Lot 1 Wheeler Ave Haverhill, MA Zip 01832 01832 DOM: 1 DTO: 1</p> | <p>Status: SLD Sale Price: \$225,000 Sold Date: 06/30/2022 Off Mkt: 05/10/2022</p> | <p>List Price: \$225,000 List Date: 05/09/2022 Taxes: 2022 \$0 Assessed: \$0</p> |
| <p>Type: Residential Electric: At Street Doc on Hand:</p> | <p>Zoning: Single Family Gas: At Street</p> | <p>Acres: 0.55 (23,757 SqFt) Sewers: At Street</p> | <p>Water: At Street HOA:</p> |
| <p>Land Descr: Level, Wetlands</p> | | | |
| <p>Remarks: - NO BUILDER TIE - IN ON THIS SPACIOUS LEVEL 1/2 ACRE LOT 1 - BUILD YOUR DREAM SINGLE FAMILY HOME! - PUBLIC UTILITIES AT STREET I</p> | | | |
| <p>Land Listings: 7 Median List \$: \$230,000 Median DOM: 75 Median DTO: 59.5 Median Sale \$: \$225,000</p> | | | |
| <p><small>The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.</small></p> | | | |



The next step is to research new construction sales and the lot purchase price to determine the typical land to value ratio in order to support the assumption of reasonableness.

Haverhill New Construction Sales Used to Determine LVT

| MLS # | Status | # STREET_NAME | List Price | List Date | Sale Price | Sold Date | Land Sale \$ | Land Sale Dr LTV | Lot Size |
|----------|--------|--------------------|------------|-----------|------------|------------|--------------|------------------|--------------|
| 72939378 | SLD | 618 Salem Street | \$775,000 | 2/3/2022 | \$775,000 | 2/18/2022 | \$170,000 | 10/15/2021 | 21.94% 40000 |
| 72932863 | SLD | 9 South Prospect | \$719,900 | 1/11/2022 | \$752,000 | 3/9/2022 | \$190,000 | 4/30/2021 | 25.27% 7575 |
| 72859356 | SLD | 66 Seven Sister Rd | \$929,000 | 7/2/2021 | \$929,000 | 11/17/2021 | \$212,500 | 2/22/2021 | 22.87% 45738 |
| 72782310 | SLD | 23 Haverhill St | \$599,900 | 2/3/2021 | \$600,000 | 4/23/2021 | \$163,000 | 10/9/2020 | 27.17% 7680 |
| 72881193 | SLD | 67 Seven Sister Rd | \$939,900 | 8/13/2021 | \$939,900 | 12/20/2021 | \$234,000 | 3/30/2021 | 24.90% 72745 |
| 72843580 | SLD | 17 Orange Street | \$489,900 | 6/4/2021 | \$524,000 | 7/23/2021 | \$100,000 | 1/22/2021 | 19.08% 4994 |
| 72824475 | SLD | 4 Arthur Street | \$459,900 | 5/3/2021 | \$480,000 | 6/24/2021 | \$80,000 | 12/1/2020 | 16.67% 6400 |
| 72953654 | SLD | 333 North Broadway | \$629,900 | 3/16/2022 | \$700,000 | 4/15/2022 | \$110,000 | 7/30/2021 | 15.71% 15245 |
| | | | | | | | | Average | 21.70% |
| | | | | | | | | Median | 22.40% |

Photos:



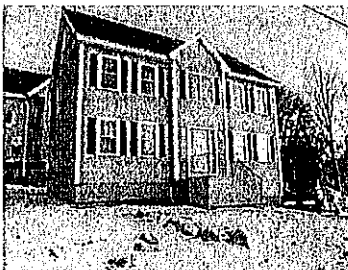
618 Salem Street



9 South Prospect Street



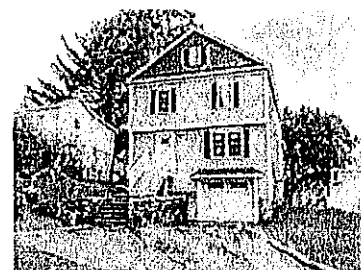
66 Seven Sister Road



23 Haverhill Street



67 Seven Sister Road



17 Orange Street



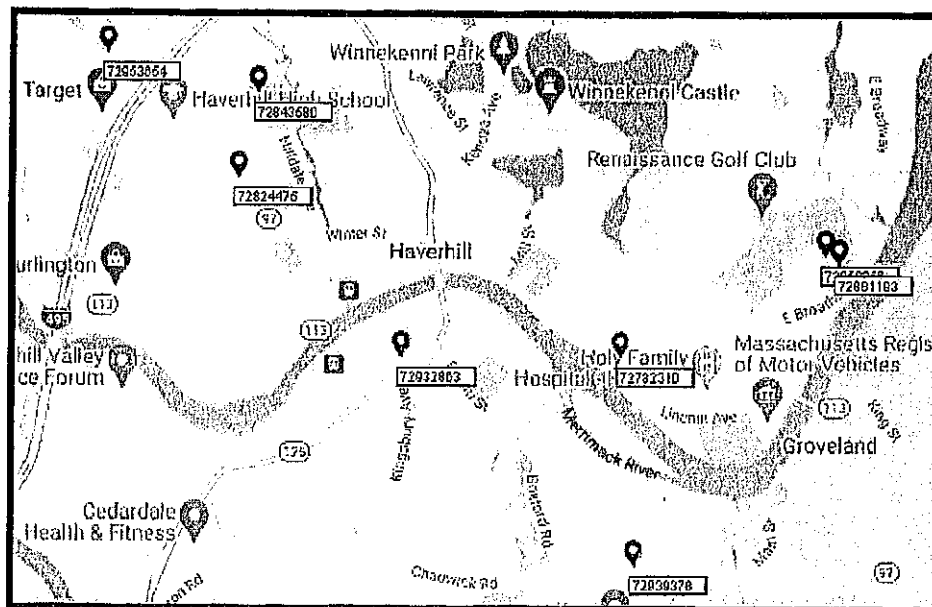
4 Arthur Street



333 North Broadway

MLS: Table of New Construction Sales to Determine LTV

| Property Type(s): SF Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price: Timeframe: 2021+ Towns: Haverhill, MA Advanced Criteria: Year Built: 2021+ | | | | | | | | | | |
|---|--------|--------------------|---------------------------|-------------------------------------|-----|------------|------------|--------------|---------------------|----------------|
| MLS # | Status | Address | Town/State/Area | Description | DOM | List Price | Sale Price | Media/Events | Sale Price per SqFt | Price per SqFt |
| Single Family Listings | | | | | | | | | | |
| 72824475 | SLD | 4 Arthur Street | Haverhill, MA | 6 room, 3 bed, 1f 1h bath Colonial | 18 | \$459,900 | \$480,000 | 📷 x22 | \$315.79 | \$315.79 |
| 72843580 | SLD | 17 Orange Street | Haverhill, MA | 6 room, 3 bed, 2f 1h bath Colonial | 18 | \$489,900 | \$524,000 | 📷 x22 | \$298.58 | \$298.58 |
| 72859356 | SLD | 66 Savon Sister Rd | Haverhill, MA | 8 room, 4 bed, 3f 1h bath Colonial | 17 | \$929,000 | \$929,000 | 📷 x21 | \$265.43 | \$265.43 |
| 72881193 | SLD | 67 Savon Sister Rd | Haverhill, MA | 8 room, 4 bed, 3f 1h bath Craftsman | 95 | \$939,900 | \$933,500 | 📷 x11 | \$283.53 | \$283.53 |
| 72939378 | SLD | 618 Salem Street | Haverhill, MA | 8 room, 4 bed, 2f 1h bath Colonial | 1 | \$775,000 | \$775,000 | 📷 x8 | \$258.33 | \$258.33 |
| 72953654 | SLD | 333 North Broadway | Haverhill, MA | 7 room, 3 bed, 2f 1h bath Colonial | 21 | \$629,900 | \$700,000 | 📷 x41 | \$350 | \$350 |
| 72932863 | SLD | 9 South Prospect | Haverhill, MA : Bradford | 7 room, 4 bed, 2f 1h bath Colonial | 11 | \$719,900 | \$752,000 | 📷 x3 | \$263.31 | \$263.31 |
| 72782310 | SLD | 23 Haverhill St | Haverhill, MA : Riverside | 7 room, 3 bed, 2f 1h bath Colonial | 21 | \$599,900 | \$600,000 | 📷 x22 | \$281.95 | \$281.95 |
| Single Family Listings: 8 Median Liv. Area SqFt: 2,492 Median List \$: \$674,900 Median List \$/SqFt: \$281 Median DOM: 18 Median DTO: 7 Median Sale \$: \$726,000 Median Sale \$/SqFt: \$283 | | | | | | | | | | |
| The information in this listing was gathered from third party sources including the seller and public records. NLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © NLS Property Information Network, Inc. | | | | | | | | | | |

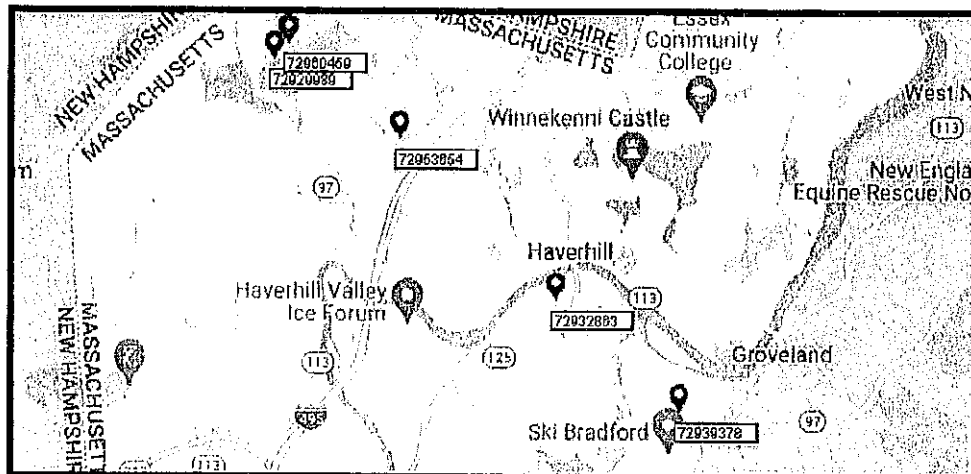


The typical range of LTV indicators is above 20%. Due to the lack of lots, builders are paying often 25% to 30% presently. For the Purposes of a reliability test, your appraiser is using 28%

The next step is to determine the current price point for new construction in Haverhill. See the list of current listings and sales in Haverhill.

New Construction Listings/Sales Haverhill

| Property Type(s): SF | | | | | | | | | | |
|--|--------|-------------------------|--------------------------|------------------------------------|-----|------------|------------|--------------|-------------------|----------------|
| Status: NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD Price: | | | | | | | | | | |
| Timeframe: 2022+ | | | | | | | | | | |
| Towns: Haverhill, MA | | | | | | | | | | |
| Advanced Criteria: Acre: <4; Year Built: 2020+ | | | | | | | | | | |
| MLS # | Status | Address | Town/State/Area | Description | DOM | List Price | Sale Price | Media/Events | Settled/Sale Date | Price per SqFt |
| Single Family Listings | | | | | | | | | | |
| 72960459 | UAG | Lot 16 Front Nine Drive | Haverhill, MA | 6 room, 3 bed, 2f 1h bath Ranch | 43 | \$789,000 | | v33 | | \$313.84 |
| 72896924 | SLD | Lot 13 Front Nine Drive | Haverhill, MA | 7 room, 3 bed, 2f 0h bath Ranch | 92 | \$685,000 | \$680,000 | v35 | 01/21/2022 | \$307.97 |
| 72939378 | SLD | 618 Salem Street | Haverhill, MA | 8 room, 4 bed, 2f 1h bath Colonial | 1 | \$773,000 | \$775,000 | v8 | 02/18/2022 | \$258.33 |
| 72932863 | SLD | 9 South Prospect | Haverhill, MA : Bradford | 7 room, 4 bed, 2f 1h bath Colonial | 11 | \$719,900 | \$752,000 | v3 | 03/09/2022 | \$263.31 |
| 72953654 | SLD | 333 North Broadway | Haverhill, MA | 7 room, 3 bed, 2f 1h bath Colonial | 21 | \$629,900 | \$700,000 | v41 | 04/15/2022 | \$350 |
| 72929989 | SLD | 103 Front Nine Drive | Haverhill, MA | 7 room, 3 bed, 2f 0h bath Ranch | 20 | \$730,000 | \$734,000 | v31 | 05/17/2022 | \$318.85 |
| Single Family Listings: 6 Median Liv. Area SqFt: 2,408 Median List \$: \$724,950 Median List \$/SqFt: \$312 Median DOM: 20.5 Median DTO: 9 Median Sale \$: \$734,000 Median Sale \$/SqFt: \$308 | | | | | | | | | | |
| The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of the information. Content © MLS Property Information Network, Inc. | | | | | | | | | | |



The listings indicate a median price of \$734,000 for new construction.

NOTE: Based on MLS research, 2022 sale prices are 10% higher than 2021 sale prices. The market appears to still be increasing for new construction.

Summary:

1. Based on land sales, the indicated value of a building lot is estimated at \$225,000
2. Based on new construction sales and purchase prices of the building lots, your appraiser has estimated a percentage of 28%
3. Based on MLS the current price point of new construction starts at \$734,000
4. Median New Construction Price $\$734,000 * 28\% = \$205,520$ round \$205,500.
5. Based on past research- price of a building lot prior to approvals is 50% of value with approvals.
6. Costs for development are estimated and based on appraiser files.

See the application on the following page.

Application:

| | | |
|--------------------------|--|-----------------------|
| <u>Research</u> | | EST. SOFT COST |
| <u>Survey:</u> | | |
| A: Perimeter & Topo | | \$ 10,000.00 |
| B: Preliminary Plan | | |
| C: Final Plan | | \$ 5,000.00 |
| Engineering | | |
| Town Application Fees | | \$ 2,000.00 |
| Legal | | |
| Utility Engineering Fees | | |
| Wells | | |
| Environmental | | \$ 10,000.00 |
| Soft Cost Contingency | | \$ 10,000.00 |
| Misc. | | |
| Total Soft Cost | | \$ 62,000.00 |
| | | EST. HARD COST |
| <u>Land</u> | | |
| Infrastructure: | | |
| 100' of new roads @ 900' | | \$ 990,000.00 |
| Environmental | | |
| Miscellaneous | | |
| Hard Cost Contingency | | |
| Total Hard Cost | | \$ 990,000.00 |
| Total Cost | | \$ 1,052,000.00 |
| <u>REVENUES</u> | | |
| A Lots (1/2 to 3 acres) | | |
| 9 lots @ 225,000 per. | | \$ 2,025,000.00 |
| Other Revenue | | |
| Total Revenue | | \$ 2,025,000.00 |
| Marketing | | \$ 101,250.00 5% |
| Legal | | \$ 10,125.00 0.5% |
| Total Cost | | \$ 1,153,250.00 |
| Profit | | \$ 871,750.00 |
| \$/Lot | | \$ 96,861 9 |

The individual lot value of \$96,861 is supported by older subdivision sales (most recent-Groveland).

Indicated value \$871,750 rounded \$870,000
(Eight Hundred and Seventy Thousand Dollars)

The Income Approach

The Income Approach, Standard 1.4c, has not been included in the report as it is not applicable for property as it is land. This is a departure from the requirements within Standard 2.

RECONCILIATION AND FINAL VALUE ESTIMATE

The purpose of this appraisal has been to form an opinion as to the "as is" Hypothetical Market Value of the fee simple interest in the property known as Map 539-439-9A Broadway a potential 9 lot subdivision in Haverhill, as of June 16, 2022, the date of the last physical inspection.

Subject to the conditions and explanations contained in this appraisal report, it is my opinion that the "As Is" Hypothetical Market Value of the fee simple interest in Map 539-439-9A Broadway a potential 9 lot subdivision as of June 16, 2022 is: \$870,000.

The "As Is" Hypothetical Market Value (assumption of 9 buildable lot approvals) of the fee simple interest in property located at Map 539-439-9A Broadway, Haverhill, MA 01832, is estimated to be.....\$870,000.

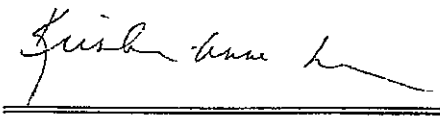
(Eight Hundred and Seventy Thousand Dollars)

Certificate of Value

The appraiser certifies that, to the best of his knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraisers' personal, unbiased professional analyses, opinions, and conclusions.
3. The appraiser has no present or prospective interest in the property that is the subject of this report, and has no personal interest or bias with respect to the parties involved.
4. The appraiser's employment is not contingent upon the reporting of predetermined values or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) as promulgated by the Federal Deposit Insurance Corporation.
6. No one provided significant professional assistance to the person(s) signing this report.
7. The appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have acquired through study and practice necessary knowledge and experience to complete this assignment competently.
10. I have made a personal inspection of the property that is the subject of this report.
11. I have not provided any services for this property within the past 3 years.

Based on the information and analyses presented in this report,



Kristen-Anne Leone
PROPERTY NORTH APPRAISALS, INC
MA Certified General Appraiser #1291

USPAP COMPLIANCE ADDENDUM

Purpose, Function and Intended Use of the Appraisal

The purpose of the appraisal is to provide an opinion of the hypothetical market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only functional of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

Type of Appraisal and Appraisal Report

This is a complete appraisal written in an Appraisal Report format under the standard 1 within the USPAP guidelines. Any departures have been identified within the body of the report,

Scope (Extent) of the Report

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of the analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac Form 439 or Fannie May form 1004b (dated 6/93), when applicable.

Marketing Time and Exposure Time for the Subject Property

A reasonable marketing time for the subject property is 6 to 12 months utilizing market conditions pertinent to the appraisal assignment. A reasonable exposure time for the subject property is 10 to 12 months utilizing market conditions pertinent to the appraisal assignment.

Appraiser's Certification

The statements of fact contained in this report are true and correct.

The report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and nor personal interest with respect to the parties involved, unless otherwise stated within the report

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment

My engagement in this assignment was not contingent upon developing or reporting predetermined results

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of the Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of this report. (If more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)

No one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

I have not provided any services for the subject within the past 3 years.

The estimated marketing time is within 12 months.

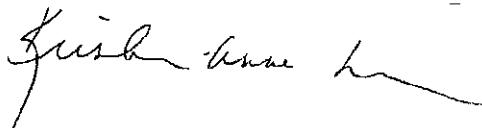
NOTE: in the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature:

Signature:



Name: Kristen-Anne Leone

Date Signed: August 5, 2022

State Certification #: CG#1291

State: Massachusetts

Certification Expiration Date: 9-23-23

Name: Not Applicable

Date Signed:

State Certification #:

State:

Certification Expiration Date:

Assumptions

This appraisal report has been made with, and is subject to, the following General Assumptions:

1. It is assumed that title to the property is good and marketable unless otherwise stated in the report. No responsibility is assumed for legal matters nor is an opinion of title rendered. The property is free and clear of any or all liens or encumbrances, except as noted. It is assumed that the property is under competent management and responsible ownership.
2. Information furnished to the appraiser by outside sources is considered to be reliable; however, no responsibility is accepted for its validity or accuracy. The appraiser reserves the right to amend the value conclusion(s) should the accuracy of the information change subsequent to delivery of this appraisal.
3. The appraiser made no survey of the property. All engineering associated with the subject property is assumed to be correct. Any sketches or illustrations presented in the report are only included to assist the reader in visualizing the subject property and no responsibility is assumed for the accuracy of the exhibits.
4. It is assumed that there are no hidden conditions of the property, subsoil, or structure that would render it more or less valuable. No responsibility is accepted for such conditions or for arranging for engineering studies that may be required to discover them. It is assumed that the site and improvements are free and clear of all hazardous materials or any other potential health risks unless otherwise stated and identified in the appraisal report. Hazardous materials are to include, but are not limited to, asbestos-containing materials, urea-formaldehyde insulation, PCP, and toxic waste. No potential environmental hazards were observed, unless otherwise stated in the appraisal; however, the appraiser recommends that the client obtain a professional evaluation of the site for any contaminants.
5. Full compliance with all applicable federal, state, and local environmental regulations and laws is assumed unless noncompliance is stated, defined, and considered in the appraisal report.
6. Unless nonconformity has been stated, defined, and considered in the appraisal report, it is assumed that all zoning and use regulations have been complied with.
7. All required licenses, certificates of occupancy, permits, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization are assumed to be in place, obtainable and/or renewable for any use on which the value estimate was predicated.
8. Unless otherwise noted in the report it is assumed that there are no encroachments or trespasses, either by or against the subject of this appraisal.

General Limiting Conditions

This appraisal report has been made with, and is subject to, the following General Limiting Conditions:

1. Unless previous arrangements have been made, the appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance at court.
2. The right of publication is not carried with the possession of the appraisal, or any copy of the appraisal, in any form.
4. The bylaws and regulations of the Appraisal Institute govern the disclosure and/or use of the contents of this report. Neither all nor any part of the contents of this report (especially any conclusions as to value or the identity of the appraiser) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior consent and approval of the appraiser.
5. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected. Further, the appraiser assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.
6. Acceptance of and/or use of this report constitutes acceptance of the
"Assumptions", "Extraordinary Assumptions", "Hypothetical Conditions", and
"General Limiting Conditions".

Extraordinary Assumption

"Extraordinary Assumption" is defined on Page 4 of the Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, as follows:

"an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."

This appraisal report has been made with, and is subject to, the following Extraordinary Assumption:

3. It is assumed that the information provided by client is true and correct. However, no liability for errors contained in the submitted documents or their verbal representations are accepted by the appraiser.
4. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser will not be responsible for conducting a specific compliance survey or analysis of the subject to determine its conformity with the various requirements of the ADA. It is possible a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal the property is not in compliance with one or more of the requirements of the title. If so, non-conformance could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, any possible non-compliance with the requirements of ADA has not been considered in estimating the value of the property.
5. The subject property is assumed to be free of hazardous waste.
6. The property is valued "As Is". Should the property be something different than represented to the appraiser, the appraiser reserves the right to modify the value

Hypothetical Condition

"Hypothetical Condition" is defined on Page U-4 of the Uniform Standards of Professional Appraisal Practice, 2020-21 Edition, as follows:

"a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis"

Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Map 539-439-9A Broadway
Haverhill, MA 01832

Assessors Field Card

| | | | | | | | |
|--|--------------|-----------|----------------|---------------------------------------|-----------------------------------|-------------------------|-------------------------|
| 539 Map | 439 Block | 9A Lot | 1 of 1 CARD | City of Haverhill | APPROXIMATE USE VALUE 3,088 | Total Card / 227,940 | Total Parcel 227,940 |
| PROPERTY LOCATION BROADWAY, HAVERHILL | | | | IN PROCESS APPRAISAL SUMMARY | | | |
| OWNERSHIP Owner 1: DUDLEY FRANK J. Owner 2: CO VANCY O NELL Owner 3: Street 1: P.O. BOX 1181 Street 2: | | | | Legal Description | | User Acct | |
| PREVIOUS OWNER Owner 1: DUDLEY FRANK J. Owner 2: PATRICIA K DUDLEY Street 1: 1077 BROADWAY Street 2: City: HAVERHILL State: MA Zip: 01832 | | | | PREVIOUS ASSESSMENT | | Parcel ID: 539-439-9A | |
| NARRATIVE DESCRIPTION This Parcel contains 31.64 ACRES of land and is zoned as PROWOOD | | | | SALES INFORMATION | | PAT ACCT. | |
| OTHER ASSESSMENTS | | | | BUILDING PERMITS | | ACTIVITY INFORMATION | |
| PROPERTY FACTORS | | | | LAND SECTION (FIFTY LINE 2 ONLY) | | | |
| Total ACRES: 31.64000 | | | | Total SP/SM: 1990550 | | Total: 227,940 | |
| Disclaimer: This information is believed to be correct but is subject to change and is not warranted | | | | Database: AssessPro - WebProHaverhill | | 2022 | |

Subject Deed: South Essex Registry of Deeds Book 4811 Page 301

4811
301

4811
301

I, Mary Agnes Gross, also known as Mary A. Gross,

of Haverhill,

Essex County, Massachusetts,

being unmarried, for consideration paid, grant to Frank J. Dudley and Patricia A. Dudley,
as joint tenants and not as tenants by the entirety and not as tenants
in common.

Massachusetts
with quitclaim covenants

of Lawrence, Essex County,

the land in said Haverhill consisting of the following described parcels:

#1. A certain parcel of land situate in the West Parish of said Haverhill, on the southerly side of Broadway, bounded and described as follows: namely,

Beginning at the northwesterly corner thereof by said Broadway at a stake which is about three hundred forty-one (341) feet northwesterly from land of Fred J. Fitzgibbons; thence running southerly seven-hundred thirty-six and one-half (736-1/2) feet, more or less, to a stake on the bank of a brook; thence running in the same direction to the center of the brook; thence westerly by the brook to a point where the line of the center of said brook intersects the prolongation of the easterly line of land of Delbert H. Adams; thence northerly by said prolongation line one (1) foot, more or less, to a stake at the southeasterly corner of said Adams land; thence turning and running westerly by said Adams land to the southwesterly corner of land of said Adams at land of Reynolds; thence southerly, southeasterly and southerly by said land of Reynolds to the northwesterly corner of a parcel of land belonging to Ira J. Webster; thence easterly by said Webster land and other land of Henry A. Poore to the southwesterly corner of land of Victor L. Maynard; thence turning and running northerly in a straight line by said Maynard land fourteen hundred (1400) feet, more or less, to an angle; thence turning and running northeasterly one hundred thirty (130) feet, more or less, by said Maynard land to said Broadway; thence turning and running northwesterly by said Broadway one hundred eighty-one (181) feet, more or less, to the point begun at.

#2. Also a certain parcel of woodland situate in said Haverhill and bounded and described as follows; namely; on the north by the parcel of land above described and land of Victor L. Maynard; on the east by the land of David Webster 2nd by land of Ira J. Webster and by land formerly of the Estate of Rufus Emerson, now of Henry A. Poore; on the south by land formerly of the Estate of Rufus Emerson, now of Henry A. Poore; on the southwest by land of Spohr, and on the west by land of Ira J. Webster, containing ten and sixty-three hundredths (10.63) acres, more or less.

Together with the full and free right to use in common with others having rights therein, for all the purposes of a way as appurtenant to each of the above described parcels, a strip of land extending southerly from said Broadway to said first described parcel, bounded westerly by land of Mattie B. Noyes, by land of Fitts formerly of Adams and by land of said Delbert H. Adams, and easterly by land of the Estate of Isaiah Webster.

The above two parcels being conveyed to me by deed of Henry A. Poore dated November 3, 1925 and recorded with Essex South District Registry of Deeds on November 4, 1926 in Book No. 2702, Page 540.

The above two parcels of land are conveyed subject to any other existing rights of way of record, but not hereby intending to impose any right of way anew

Parcel #3 - The land with the buildings thereon, situated on the north side of Broadway, and bounded and described as follows: -

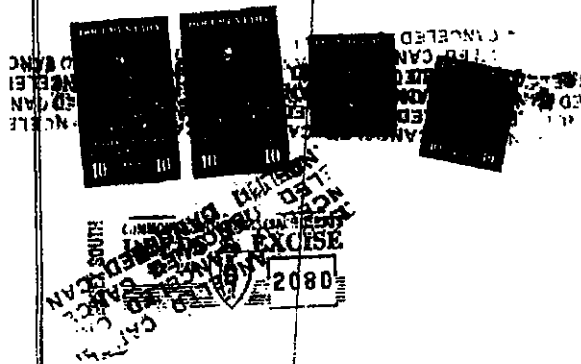
4811
302

4811
302

Beginning at the southeast corner thereof by said Broadway and land of Reed, thence running westerly by said Broadway to land now or formerly of Elliott; thence northerly by said land now or formerly of Elliott to land now or formerly of Atwood; thence easterly, then northerly, thence easterly again by said land now or formerly of Atwood to land now or formerly of Kimball; thence southerly by said land last mentioned to land of Reed; thence westerly by said land of Reed one hundred and sixty-six (166) feet, and thence southerly by said land of Reed about two-hundred seventeen (217) feet to said Broadway and the point begun at. Together with the buildings thereon.

Containing about fourteen (14) acres, more or less.

The above parcel conveyed to me by deed of Abbie M. Woodman, wife of Milton F. Woodman of Haverhill, dated November 2, 1926 and recorded with Essex South District Registry of Deeds on November 4, 1926 in Book No. 2702, Page 539.



Witness my hand and seal this 27th day of August 1961

James F. Waldron
(Lt. Atty.)

Mary Agnes Gross
Mary Agnes Gross

The Commonwealth of Massachusetts

Essex ss. August 27 1961

Then personally appeared the above named Mary Agnes Gross

and acknowledged the foregoing instrument to be her free act and deed, before me

James F. Waldron
Notary Public - Essex South District
My commission expires 2-12-1966

Essex ss. Recorded Aug. 31, 1961. 27 m. past 3 P.M. #160

Right of Way Easement Agreement Book

3
1°
LL: MA-PNGYS \$7.00

RIGHT OF WAY AGREEMENT
EASEMENT DEED

06/22/98 12:57 inst. 393
BK 14894 PG 580

KNOW ALL BY THESE PRESENTS: that Frank J. Dudley and Patricia A. Dudley of Haverhill, County of Essex, and State of Massachusetts, and their successors, heirs, and assigns ("GRANTOR" whether one or more), for ten dollars (\$10) and other good and valuable consideration, the receipt of which is mutually agreed, grants to PORTLAND NATURAL GAS TRANSMISSION SYSTEM, a Maine Partnership, the mailing address of which is 1 Harbor Place, Portsmouth, New Hampshire, 03801 and MARITIMES & NORTHEAST PIPELINE, L.L.C., a Delaware limited liability company, the mailing address of which is 1284 Soldiers Field Road, Boston, Massachusetts, 02135, as tenants in common with undivided interests, such interest equal to each party's Ownership Interest in the Joint Facilities pipeline (or any portion thereof, as applicable) as determined pursuant to the Ownership Agreement between the parties dated October 8, 1997, their successors and assigns, ("GRANTEE"), a right-of-way and easement for the purposes of preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing (but not increasing) the size of, replacing and removing, and conforming with any state or federal requirements pertaining to a pipeline and all related equipment and appurtenances thereto (including but not limited to meters, fittings, tie-overs, valves, pipeline communication systems, and cathodic protection equipment) for the transportation of natural gas, as defined in 15 USC 717(a)(5), under, over and across the tract or tracts of land ("Land") of GRANTOR, situated in the Town of Haverhill, County of Essex, State of Massachusetts, and being more particularly bounded and described as follows:

All of that certain plot, piece or parcel of land as described by deed dated 8-29-61, recorded 8-31-61, by book 4811, page 301 and 302; being further identified as tax map 339 block 439 lot 37

Said right-of-way and easement shall extend under, over and across the Land, shall be 30 feet in width, being 30 feet on the northerly side and 20 feet on the southerly side of the centerline of the pipeline as laid (the "Corridor").

GRANTOR hereby grants to GRANTEE a temporary right-of-way and easement extending 21 additional feet on the southerly side and N/A additional feet on the N/A side of the Corridor to allow for a temporary workspace contiguous to the Corridor when such is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right-of-way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, or the final restoration of the Corridor, whichever is later.

In addition to the above temporary right of way and easement, GRANTOR hereby grants to GRANTEE an additional temporary right-of-way and easement extending (120) feet on the (southerly) side of the previously described temporary right of way and easement and commencing at (a point One Thousand Three Hundred Fifty (1350) feet westerly of West Meadow Brook), thence extending (westerly) a distance of (120) feet to allow for an additional temporary workspace contiguous to the temporary right of way and easement granted herein when such additional area is necessary for the purposes of preparing, laying and constructing said pipeline. Said temporary right-of-way and easement shall expire upon completion of the laying and construction of the pipeline or upon receipt of all necessary permits, approvals and notifications of compliance from the appropriate jurisdictional regulatory agencies with respect to the pipeline as laid, or the final restoration of the Corridor, whichever is later.

GRANTOR reserves all oil, gas and minerals on and under the Land and the right to farm, graze and otherwise fully use and enjoy the Land, subject to the rights and privileges and authority herein granted, provided, however, that GRANTEE shall have the right hereafter to cut and keep clear all trees, brush, structures, dwellings, and other obstructions that may injure, endanger or interfere with the exercise of its rights and easements granted hereby.

GRANTEE shall have all privileges convenient for the full and exclusive use of the rights and easements herein granted, together with ingress and egress on foot and by vehicle, along the Corridor and temporary right-of-way and

Version 6/2/98

BK 14894 PG 581

easement. GRANTOR agrees that no excavation, change of grade nor water impoundment will be made on and no trees, brush, structures, dwellings, or other obstructions will be placed or erected over, under or across the Corridor without prior written consent of the GRANTEE.

GRANTEE, by the acceptance hereof, agrees to pay for damages to crops, pasture, fences, timber, livestock and all other personal property which may arise from preparing, laying, constructing, maintaining, operating, altering, improving, repairing, changing the size of, replacing or removing said line.

GRANTEE is hereby expressly given the right to sell, lease and assign these right-of-way and easements, or any part thereof, or interest therein, and the same shall be divisible among two or more owners as to any right or rights created hereunder, so that each assignee or owner, lessee or tenant shall have the full rights and privileges herein granted to be owned and enjoyed either in common or severally.

This easement is given for the purpose of enabling the Grantee to construct, operate, maintain and repair the gas pipeline that is described in the Certificate of Public Convenience and Necessity issued by the Federal Energy Regulatory Commission on July 31, 1997 and accepted by the Grantee on September 2, 1997, as the same may be amended from time to time.

TO HAVE AND TO HOLD said rights of way and easements with all privileges and appurtenances thereof unto the GRANTEE, its successors and assigns forever.

The GRANTOR and the GRANTOR's spouse _____ hereby waive and release any right of homestead in the rights-of-way and easements hereby granted.

It is agreed that this grant as written above covers all of the agreements between the parties and that no other representations have been made modifying adding to or changing the terms of the same.

WITNESS my/our hand(s) and seal(s) this 14 day of April, 1998.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness(es)

[Signature]
Witness(es)

[Signature]
Grantor
Frank J. Dudley

[Signature]
Grantor
Patricia A. Dudley

Rutan
not commission
Expires October 9, 2003

BK 14894 PG 582

GRANTOR(S) ACKNOWLEDGMENT

STATE OF Massachusetts
COUNTY OF Middlesex, SS.

April 12, 1999

Then personally appeared the above named Frank & Patricia Dudley and
acknowledged the foregoing instrument to be his/her/their free act and deed.

R. T. O'Neil
Notary Public

RANDY T. O'NEIL
(Printed Name)

My commission expires: 10-9-2003

Verdon 12/2/98

Qualifications of Appraiser

Qualifications of Kristen Leone

Kristen-Anne Leone
Property North Appraisals, Inc
PO Box 2009, Haverhill, MA 01831
Certified General Real Estate Appraiser
Massachusetts License #1291, Expires 9-23-2023
New Hampshire License #486, Expires 9-30-2022

Education:

Salem State College, Salem Massachusetts
Bachelor of Science in Business Administration, 1985

Experience:

June 1989 to Present:

CO-OWNER, PROPERTY NORTH APPRAISALS, INC est 1989
Property North Appraisals, Inc. - President

Full Time Certified General Real Estate Appraiser.

Our firm specializes in preparing reports on properties in both southern New Hampshire and northeastern Massachusetts. Our experienced appraisers specialize in specific towns and cities within these areas.

Client references upon request.

June 1985 to June 1989:

FEE APPRAISER

Full time appraiser, with local Massachusetts firms. Responsibilities include: appraising single family, condominiums, multi-family, mixed use, commercial, relocation, in-house and on the road reviews and training new appraisers in the field

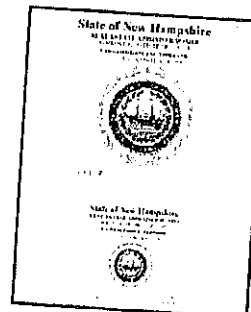
Other:

Residential and Commercial Appraiser, MA & NH
FHA Appraiser: Massachusetts and New Hampshire
Relocation Appraiser

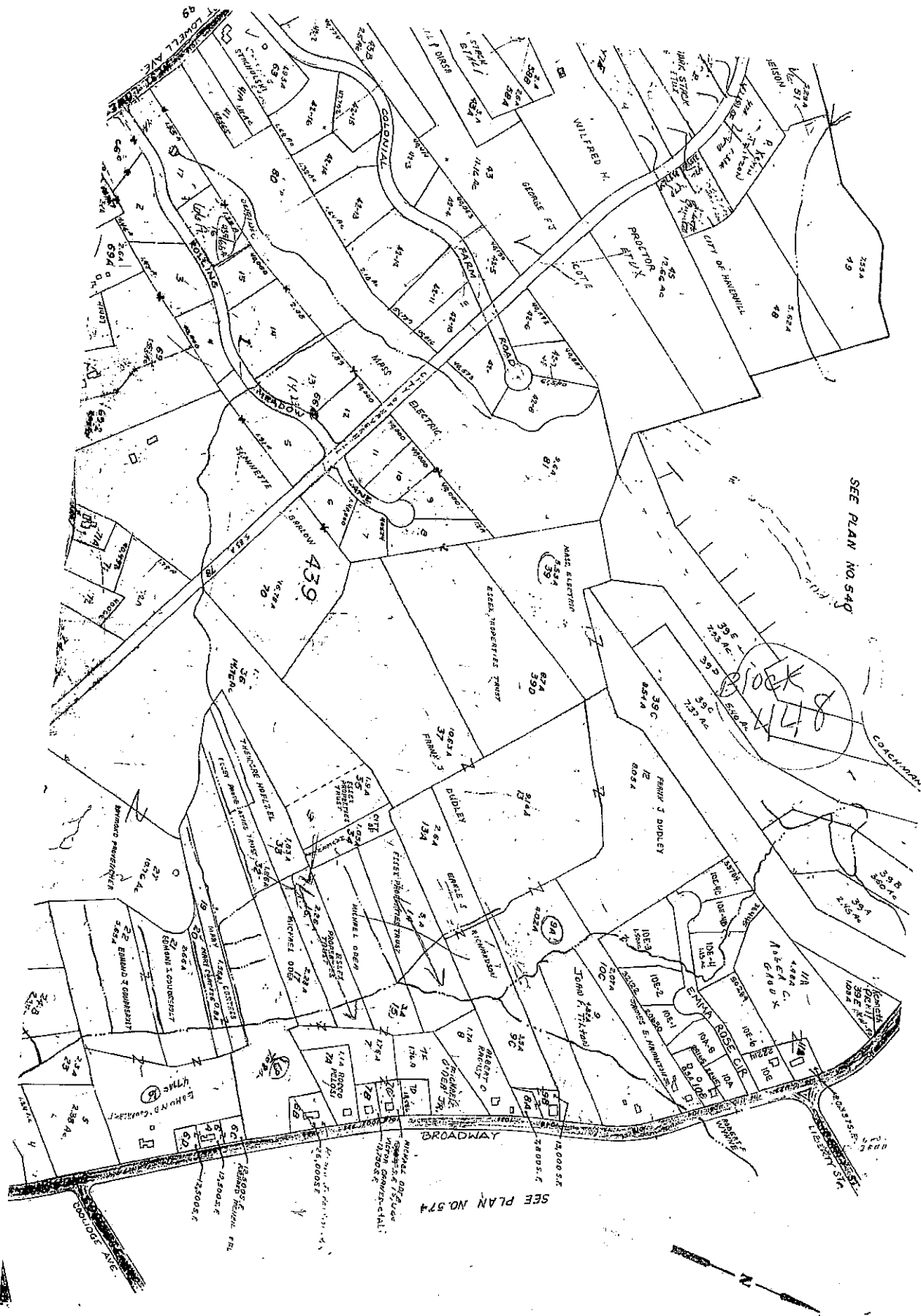
Appraisal Institute: Practicing Affiliate
Consulting and Real Estate Mediation

MA Real Estate Salesperson #62110, expires 9-23-23

Board Member: Greater Newburyport Board of Realtors 2016 & 2017



Kristen Leone, Cell 508-633-2960, KristenLeoneAppraiser@gmail.com, www.PropNorth.com



CC

Block 44



6/10/19



168 Hale St. Haverhill, MA 01830 -T (781) 246-1130 F (781) 819-0058

March 29, 2023

Kaitlin Wright, City Clerk
Haverhill City Hall, Room 118,
4 Summer Street
Haverhill, MA 01830

HAV CITY CLERK MAR29/23 PM 2:46

Dear Ms. Wright:

Broco Energy has a pending municipal permit application (file # 102111) seeking permission to fabricate and install three roadway wayfinding signs directing traffic, particularly truck traffic, to our fuel terminal entrance at 161 8th Avenue. We are seeking City Council input on this request to improve truck circulation to and from our fuel terminal. We are requesting that this matter be placed on the agenda of an upcoming City Council meeting.

We are working with a local sign company on the design, fabrication, and installation of the three signs at approved roadway locations.

Subject to City Council approval, the first sign is proposed to be placed in front of the DPW yard on Primrose Street alerting southbound vehicles to turn right on 8th Ave in 1/2 mile. The second sign is proposed for the municipal right of way in front of 306 Primrose at the corner of Primrose and 8th Ave (turn right and proceed to end of street). The third sign is proposed for the corner of 8th Ave and Hale Street directing trucks to proceed 400' on the right for the terminal truck entrance or go right for Broco's business office.

Thank you for your assistance with this request and let me know if you need any additional information at this time.

Guy Bresnahan
Broco Energy



Haverhill

12611

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@cityofhaverhill.com

Date: _____

Honorable President and Members of the Municipal Council:

MAR 23 2023

The undersigned respectfully asks to receive a license for **TAG DAYS**
pursuant to Chapter 227 of Haverhill City Code

Organization: Haverhill Elite Cheer Applicant's Name: Lindsay Bradley
Applicant's Residence (must be Haverhill resident): Patricia Ann Dr Haverhill MA 01836
Applicant's Signature: Lindsay Bradley

(3 CONSECUTIVE DAYS ONLY)

Date of Tag Day Request(s): 4/15 - 4/17

Canister: _____ Tag: ✓ Fee: \$ 30.00

ON STREET LOCATIONS ARE NO LONGER PERMITTED - SEE DOC .47 OF 2017

OFF STREET LOCATIONS - PLEASE SPECIFY

Market Basket
Heavenlys
Irving Gas Station

***A LETTER FROM THE PRIVATE PROPERTY OWNER GRANTING PERMISSION FOR
USE OF THE LISTED LOCATIONS IS REQUIRED AT THE TIME OF THE APPLICATION**

***A sample of the badge being used by those tagging and a sample of the tag being issued by the
Organization must be filed with the City Clerk's Office at the time of the application***

Office Use Only

Recommendation by Police Chief: _____ Approved _____
_____ Denied _____

Police Chief

In Municipal Council, _____

Attest:

City Clerk



Haverhill

12.6.2

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@cityofhaverhill.com

Date: **MAR 24 2023**

Honorable President and Members of the Municipal Council:

The undersigned respectfully asks to receive a license for **TAG DAYS**
pursuant to Chapter 227 of Haverhill City Code

Organization: HHS Girls Lacrosse Applicant's Name: Jessica Tzortzis
Applicant's Residence (must be Haverhill resident): 30 Lamont Ave Bradford, MA 01835
Applicant's Signature: [Signature]

(3 CONSECUTIVE DAYS ONLY)

Date of Tag Day Request(s): 4/22/23 - 4/23/23

Canister: Tag: ✓ Fee: \$ N/C

ON STREET LOCATIONS ARE NO LONGER PERMITTED - SEE DOC .47 OF 2017

OFF STREET LOCATIONS - PLEASE SPECIFY Heavenly Bradford
Market Basket

***A LETTER FROM THE PRIVATE PROPERTY OWNER GRANTING PERMISSION FOR
USE OF THE LISTED LOCATIONS IS REQUIRED AT THE TIME OF THE APPLICATION**

*A sample of the badge being used by those tagging and a sample of the tag being issued by the
Organization must be filed with the City Clerk's Office at the time of the application*

Recommendation by Police Chief: ✓ Approved
 Denied

Office Use Only

[Signature: R. P. Pistone]

Police Chief

In Municipal Council,

Attest:

City Clerk

12.6.3



Haverhill

City Clerk's Office, Room 118
Phone: 978-374-2312 Fax: 978-373-8490
cityclerk@cityofhaverhill.com

Date: 3.6.23

Honorable President and Members of the Municipal Council:

The undersigned respectfully asks to receive a license for TAG DAYS
pursuant to Chapter 227 of Haverhill City Code

Organization: Knights of Columbus Applicant's Name: Thomas Anthony
Applicant's Residence (must be Haverhill resident): 101 Lawrence Ave. Haverhill
Applicant's Signature: [Signature]

(3 CONSECUTIVE DAYS ONLY)

Date of Tag Day Request(s): June 9 & 10, 2023

Canister: _____ Tag: ✓ Fee: \$20.00

ON STREET LOCATIONS ARE NO LONGER PERMITTED - SEE DGC. 47 OF 2017

OFF STREET LOCATIONS - PLEASE SPECIFY

Market Park

***A LETTER FROM THE PRIVATE PROPERTY OWNER GRANTING PERMISSION FOR
USE OF THE LISTED LOCATIONS IS REQUIRED AT THE TIME OF THE APPLICATION**

*A sample of the badge being used by those tagging and a sample of the tag being issued by the
Organization must be filed with the City Clerk's Office at the time of the application*

Office Use Only

Recommendation by Police Chief: ✓ Approved
_____ Denied

[Signature]
Police Chief

In Municipal Council, _____

Attest:

City Clerk



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

Transfer \$40,000 from the Water Enterprise, Interest on Long Term Debt account to Water Admin- Vehicles Expense in order to fund costs for fuel and repairs to vehicles.

13.1



Haverhill

Robert E. Ward, DPW Director
Phone: 978-374-2382 Fax: 978-521-4083
rward@haverhillwater.com

March 30, 2023

To: The Honorable James J. Fiorentini
Mayor of Haverhill

From: Robert E. Ward *R.E.W.*
DPW Director

Subject: Request to Transfer Water Funds

I am writing to respectfully request approval for the transfer of funds in the the amount of forty thousand dollars (\$40,000.00) from Interest on Long Term Debt (6010050.1.0700.5915) to Water Admin – Vehicles Expense (6010050.1.0453.5480).

The funds will be used to pay for vehicle fuel and repairs which have exceeded the budgeted amount. We expect this transfer will cover these costs for the remainder of the fiscal year.

If acceptable, please forward the attached City Council Order to the City Clerk to place it on the City Council agenda for approval.

If you need additional information, do not hesitate to call me at extension 2328 or via email at rward@haverhillwater.com.

Attachment

cc: Angel A. Perkins, City Auditor/Finance Director, aperkins@cityofhaverhill.com
Yenise Rozon, CMMC, Treasurer/Collector, yrozon@cityofhaverhill.com
Patricia J. Martel, Deputy Finance Director, pmartel@cityofhaverhill.com
Allana J. McOsker, WWTP Finance/Project, ajmcosker@haverhillwater.com



JAMES J. FIORENTINI
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CITYOFHAVERHILL.COM

March 31, 2023

City Council President Timothy J. Jordan and Members of the Haverhill City Council

**RE: Order to transfer \$40,000 from Water Enterprise Interest on Long Term Debt
Account to Water Admin. Vehicles Expense Account**

Dear Mr. President and Members of the Haverhill City Council:

Please see attached an order to transfer \$50,000 from Water Enterprise Interest on Long Term Debt Account to Water Admin. Vehicles Expense Account to pay for Water Department vehicle repairs. I recommend approval.

Very truly yours,

James J. Fiorentini
Mayor

JJF/lyf

CITY COUNCIL

Timothy J. Jordan

President

John A. Michitson

Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

1511
CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

March 31, 2023

To: President and Members of the City Council:

President Jordan is placing on file the recommendation from the salary/compensation review committee. The City Council will be asked to vote on these recommendations at the April 25th meeting.


President Timothy J. Jordan

March 22, 2023

Re: Salary Review Committee (Tom Mortimer, Allison Heartquist, Alex Eberhardt, Lisa Marzilli and Graciela Trilla)

The salary review committee met via video conference at 4:30 PM on February 27th and March 6th, 2023. The committee has been tasked with a review of the current compensation/salaries for the City of Haverhill's Office of Mayor, City Council and School Committee. Our committee was provided a collection of salary surveys from other Massachusetts communities as comparators.

There were approximately 46 cities/towns within the mayor's salary survey, approximately 35 cities/towns within the City Council Survey and approximately 32 cities/towns within the School Committee survey. Included in the surveys were other pertinent information such as population, geographic size and communities identified as "Gateway Communities". We were also provided with the prior Salary Survey Report prepared in June of 2016.

The committee received the above-mentioned materials on approximately February 10, 2023. The individual committee members had ample time to review the material prior to the meeting and as a result had meaningful and thoughtful discussions.

Discussion started with the mayor's salary, and it was our understanding that the mayor's salary has remained at \$110,000 since 2018. We compared the mayor's salary to the 46 survey communities, a peer group of 12 communities by population and Gateway Communities. It should be noted that Lowell and Worcester were anomalies with mayor salaries of \$30,000 and \$40,811, respectively. However, both cities also have a town manager with salaries of \$203,319 and \$279,000, respectively. Thus, our average and median calculations did not include Lowell and Worcester, resulting in 44 communities for the mayor survey.

Compared to the 44 communities in the mayor salary survey, Haverhill was ranked 13th in population and 29th in salary. In our population peer group, Haverhill was ranked 3rd in population and 10th in salary. Excluding Lowell and Worcester, Haverhill ranked 8th in population and 15th in salary compared to the 22 Gateway Communities.

Salary

| | Total Survey | Peer Group | Gateway Group |
|-------------------|--------------|------------|---------------|
| Average Salary | \$124,354 | \$135,439 | \$123,007 |
| Median Salary | \$121,050 | \$135,930 | \$115,156 |
| Top Quartile Mean | \$167,000 | \$164,200 | \$163,360 |
| Haverhill Salary | \$110,000 | \$110,000 | \$110,000 |

Population

| | Total Survey | Peer Group | Gateway Group |
|----------------------|--------------|------------|---------------|
| Average Population | 71,025 | 62,691 | 68,637 |
| Median Population | 51,004 | 60,425 | 55,532 |
| Top Quartile Mean | 137,943 | 72,000 | 80,068 |
| Haverhill Population | 67,361 | 67,361 | 67,361 |

The communities currently at or near the \$150,000 amount are as follows:

| City/Town | Salary | Population |
|-----------|---------|------------|
| Newton | 155,596 | 88,923 |
| Quincy | 150,942 | 101,636 |
| Salem | 150,000 | 43,000 |
| Waltham | 147,525 | 64,817 |
| Lynn | 145,000 | 101,118 |
| Revere | 142,156 | 62,186 |
| Weymouth | 140,000 | 57,670 |

There are many variables which may be incorporated when reviewing salary surveys and how much weight applied to each. This committee focused primarily on salary comparison and population. Based on the data and discussion, we propose the salary for Mayor of Haverhill to be \$150,000. This salary is more commensurate with the 24/7 demands of the office and may draw additional qualified candidates. Also, taking into consideration the last survey committee's recommendation was made in 2016 and the next survey will presumably be in 2027, this salary recommendation takes inflation into consideration.

The data for the city council was reviewed next. The current city council/president compensation ranked 11th (tied with 3 other communities) and 8th respectively when comparing to the total survey of 35 communities. Haverhill was ranked 10th in population in this same survey group. When comparing the current city council salaries to Gateway Communities within the survey (24 communities), the city council/president ranked 9th (tied with 2 other communities) & 8th respectively. Haverhill ranked 10th in population in this group of 24 Gateway Communities.

In addition to the salary component, the city council members also receive health benefits offered by the City of Haverhill. The committee did not ask or receive any information regarding any members health plan or who or how many councilors are on the city's plan. Instead, we looked at the basic family and individual plan premiums. The health plan costs approximately \$23,000 for the family plan and

\$9,700 for the individual plan. The city's portion of the two plans is approximately \$17,400 for the family plan and \$7,300 for the individual plan. Approximately, 50% of cities/town in the survey offer health insurance plans for their city council members.

Our committee is recommending no change to the salary component of the city council's compensation; however, we feel the health insurance component, specifically, the amount the city pays is costly and should not be part of the compensation package.

The salary review committee also reviewed the school committee salary. There were 32 communities in the survey pool. Based on their responses, the Haverhill school committee member salary of \$8,000 is higher than the survey average of \$5,082 and median of \$5,000. \$8,000 is approximately \$3,000 higher than the average and median and ranks 7th in the survey of 32 communities.

In addition to the salary, the school committee members also receive health insurance benefits equal to the city council. Approximately 50% of the survey communities offer health insurance. Our conclusion is to maintain the salary level for school committee members but recommend removing the health insurance part of the compensation package, consistent with the city council recommendation.

Due to the timing of the recommendation to remove the benefits portion of the city council and school committee along with the timing of the city's fiscal year end and elections, we feel this benefit should sunset as soon as practical.

CITY COUNCIL

Timothy J. Jordan
President

John A. Michitson
Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

1512
CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329

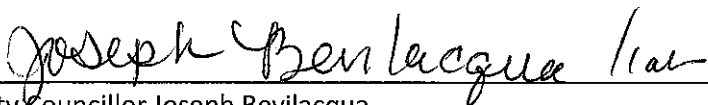
WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

March 30, 2023

To: President and Members of the City Council

Councillor Bevilacqua, at the request of Mill Street area residents, discussion regarding crosswalk upgrade with light and reflective markings at Mill and Boardman Streets, an additional safe crossing point on Mill Street, and sidewalks along Mill Street for the benefit of school kids, walkers, and Plug Pond users.



City Councillor Joseph Bevilacqua

(meeting 4.4.2023)

CITY COUNCIL

Timothy J. Jordan
President

John A. Michitson
Vice President

Melinda E. Barrett

Joseph J. Bevilacqua

Thomas J. Sullivan

Melissa J. Lewandowski

Michael S. McGonagle

Catherine P. Rogers

Shaun P. Toohey



CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

HAVERHILL CITY CLERK MAR 30 2023 04:54:40

15.3

CITY HALL, ROOM 204

4 SUMMER STREET

TELEPHONE: 978-374-2328

FACSIMILE: 978-374-2329


WWW.CITYOFHAVERHILL.COM

CITYCNCL@CITYOFHAVERHILL.COM

March 31, 2023

To: President and Members of the City Council:

Council Vice President Michitson to provide a summary of the *Boston Life Sciences Real Estate Conference* that he attended last week.


Council Vice President John A. Michitson

(meeting 4.4.23)

CITY COUNCIL**Timothy J. Jordan**

President

John A. Michitson

Vice President

Melinda E. Barrett**Joseph J. Bevilacqua****Thomas J. Sullivan****Melissa J. Lewandowski****Michael S. McGonagle****Catherine P. Rogers****Shaun P. Toohey****CITY OF HAVERHILL**

HAVERHILL, MASSACHUSETTS 01830-5843

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CITYCOUNCL@CITYOFHAVERHILL.COM

HAVERHILL CITY CLERK JANE J. JAMES

January 26, 2023

To: President and Members of the City Council:

Councillor Lewandowski wishes to introduce Matthew Juros, formerly Fishbook Design Studio on Wingate Street, about changes in his design studio and maintaining connection to the Merrimack Valley.

Councillor Melissa J. Lewandowski

IN CITY COUNCIL: February 7 2023

CONTINUED TO FEBRUARY 28 2023

Attest:

City Clerk

IN CITY COUNCIL: February 28 2023

CONTINUED TO APRIL 4 2023

Attest:

City Clerk

Laurie Brown

From: Melissa Lew <mjlelaw@gmail.com>
Sent: Monday, March 27, 2023 8:30 AM
To: Laurie Brown
Subject: [EXTERNAL]Fwd: Juros

Warning! External Email. Exercise caution when opening attachments or clicking on any links. . .

Edit: 4/11

Just heard back from him

Please put on /confirm for 4/11! 🙏

----- Forwarded message -----

From: **Melissa Lew** <mjlelaw@gmail.com>
Date: Mon, Mar 27, 2023 at 8:28 AM
Subject: Juros
To: Laurie Brown <lbrown@cityofhaverhill.com>

Good morning!

I know we went back and forth via email on a good date for rescheduling but I must have forgotten to send you request to put Matt Juros on for 4/4. I didn't see it on the agenda.

I'm assuming he is still good to go, and have reached out to confirm but can you put it on if I get confirmation he is still able to make it?

I know we've rescheduled this several times so I hope tmro is a go. Waiting to hear back from him.

Thanks

Melissa

--

Melissa J. Lewandowski, Esq.
70 Bailey Boulevard
Haverhill, MA 01830
978-641-4349 PH
978-268-5830 FAX

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--

Melissa J. Lewandowski, Esq.
70 Bailey Boulevard
Haverhill, MA 01830
978-641-4349 PH
978-268-5830 FAX

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CITY COUNCIL**Timothy J. Jordan**

President

John A. Michitson

Vice President

Melinda E. Barrett**Joseph J. Bevilacqua****Thomas J. Sullivan****Melissa J. Lewandowski****Michael S. McGonagle****Catherine P. Rogers****Shaun P. Toohey**

CITY HALL, ROOM 204

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CITY OF HAVERHILL

HAVERHILL, MASSACHUSETTS 01830-5843

DOCUMENTS REFERRED TO COMMITTEE STUDY

| | | | |
|------|--|-----------------|--------------------|
| 38-D | Communication from Councillors Sullivan and Barrett requesting an update on City's emergency management plan and status of working generators in all public building in City | Public Safety | 3/20/18 1/23/19 |
| 79-F | Communication from Councillor Sullivan requesting to introduce Kathleen Fitts, Gale Park Assoc. to request the city replace the Gale Park Fountain in fiscal year 20 | NRPP | 6/25/19 |
| 79-T | Communication from Councillors Sullivan and Barrett re: discussion with VINFEN & Haverhill Police Dept. regarding incident in neighborhood of 20 Westland Ter. group home on 7/5 and steps being taken to better supervise residents and reduce police calls to residence | Public Safety | 7/23/19 |
| 89-V | Communication from Councillor McGonagle requesting a discussion about school bus safety | Public Safety | 9/17/19 |
| 11 | Communication from Councilor Jordan requesting to introduce Steve Costa of Citizens for Haverhill Fire to discuss Mayor's CIP and occupational cancer | Public Safety | 1/7/20 |
| 34-P | Communication from Councillor Sullivan requesting a discussion regarding the disposal of cremated remains on public property | NRPP | 3/17/20 |
| 69-O | Communication from President Barrett and Councillor Sullivan requesting discussion on illegal fireworks in the City | Public Safety | 7/28/20 |
| 86-D | Communication from Councillor Michitson requesting to address economic development ideas resulting from the pandemic | Planning & Dev. | 8/11/20 |
| 86-F | Communication from Council President Barrett and Councillor LePage requesting discussion pertaining to utilization of UV-C disinfection fixtures in public buildings | A & F | 8/25/20 |
| 89-C | Mayor Fiorentini submits final recommendations of Matrix Company | NRPP | 9/15/20 |
| 91 | Petition from Wady & Jewnifer Grullon requesting to purchase city property that abuts their property at 14 Silver Birch Ln; Assessor's Map 574, Block 1 Lot 7 | NRPP | 9/15/20 |
| 91-B | Petition from the Biggart Family requesting to purchase 2 parcels of land that abuts their property at 30 Belvidere Rd., Assessor's Map 409, Block 114, Lot 9; and Map 409, Block 1A, Lot 1 that includes conservation land, but only the portion zone RMD (Residential Medium Density) | | 9/22/20 |
| 55-I | Communication from Council President Barrett and Councillor McGonagle requesting to introduce Don Jarvis, Keith Gopsill and Mike Ingham to discuss becoming a Purple Heart Community | NRPP | 12/15/20 |
| 91-C | Petition of Michael DeLuca requesting to purchase surplus city land on River St., Map 538, Block 419B, Lots 20, 21, 22, 23 | NRPP | 12/15/20 |
| 27-E | Communication from Councillor Sullivan requesting to introduce Debbie Lyons, to explain having legal permitting system as it relates to establishing permitting/licensing process to allow for "Bow Hunter Tree Stands" to be placed on trees on City properties when hunting is allowed in season | NRPP | 3/2/21 |

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| 27-J | Communication from Councillor Michitson requesting to re-start discussion on way ahead for residential zoning in Haverhill | Planning & Dev. | 3/9/21 |
| 50 | Councillor Jordan requests on behalf of Tom Riley, 195 Kingsbury Ave., to have city surplus land that abuts his property, Map 768, Block 50, Lot 85A on Lincolnshire Ave. | NRPP | 4/6/21 |
| 27-X | Councillor Daly O'Brien requests discussion re: cars parking on Concord St. sidewalks and possibility of city providing off-street parking | NRPP | 4/6/21 |
| 50-U | President Barrett and Vice President LePage request discussion about composting options | Citizens Outreach | 5/18/21 |
| 50-W | Councillor McGonagle requests to discuss an option to reward first responders and frontline workers to receive bonus for working through pandemic | Public Safety | 5/18/21 |
| 63-S | Councillor Daly O'Brien discuss sending intent of closing Washington St. for trial period to make it pedestrian walkway | Citizens Outreach | 8/24/21 |
| 91-G | Councillors LePage and Macek request to move and correct procedure error on Rules and Regulations | A & F | 9/28/21 |
| 92-G | Councillor Daly O'Brien requests providing shaded areas in our City playgrounds | Citizens Outreach | 10/19/21 |
| 94 | Councillor Macek process of private profit organizations using public property | A&F | 10/19/21 |
| 91-P | Councillor Michitson requests city adjust its process on how it handles 61A process | Planning & Dev. | 12/7/21 |
| 5-B | Councillor Barrett discussion to establish a design & review board | Planning & Dev. | 1/11/22 |
| 5-C | Councillor Barrett discussion for specific items and what levels need to be sent to Council for approval | Planning & Dev. | 1/11/22 |
| 5-F | Councillor Michitson request study between Mayor and City Council budgetary powers | Citizens Outreach | 1/25/22 |
| 5-G | Councillor Michitson request adjusts process on how it handles 61, 61A, and 61B | Planning & Dev. | 2/1/22 |
| 5-W | Communication from Councillor Sullivan and Councillor Lewandowski to discuss Atherton Housing parking needs downtown. | NRPP | 4/5/22 |
| 118-G | Communication from Vice President Michitson to send to develop city policies to incentivize Building & business park developers to use sustainable & environmentally friendly practices. | Planning & Dev | 10/25/22 |
| 19-C | Communication from Councillor Sullivan regarding ongoing dog waste problems throughout Downtown | NRPP | 1/31/23 |
| 21-B | Councillor Barrett motion to send Inclusionary Zoning Ordinance to committee | A&F | 3/7/23 |
| 9F | Council Vice President Michitson motion to send Fire Study recommendations to committee | Public Safety | 3/7/23 |