



CITY OF EASTHAMPTON  
PLANNING DEPARTMENT  
50 Payson Avenue, Easthampton, MA 01027

**DATE:** THURSDAY, APRIL 7, 2022  
**TO:** SCHOOL COMMITTEE  
**FROM:** JEFF BAGG, CITY PLANNER  
**RE:** CENTER/PEPIN AND MAPLE ELEMENTARY SCHOOLS - DECLARATION OF SURPLUS

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Dear School Committee members,

The Planning Department, the Mayor's office, and others have been preparing for the reuse of three elementary school properties since 2018. The effort consists of three primary projects:

***Downtown Strategic Plan*** - After a year-long planning process, the Easthampton Downtown Strategic Plan was completed in early 2020 and provides strategies to enhance economic development opportunities in the Downtown and strengthen the Cottage Street and Union Street corridor as a commercial center and a creative heart of the community. The Plan establishes coordinated vision and action items for the Downtown including redevelopment opportunities, shared parking, and pedestrian enhancements. Chapter 5 of the Downtown Plan is devoted to the Elementary Schools. To view the Plan, review community meeting materials, or watch videos, click [here](#).

***Housing Production Plan*** - In 2021, the City completed an update to its Housing Production Plan - a comprehensive collection of demographic and housing data and guide for the construction of affordable housing in Easthampton. The three elementary schools (along with several other sites) are identified as suitable for affordable housing. To view the City's Housing Production Plan, click [here](#) (the schools are discussed on pages 54-58).

***Elementary School Reuse Committee*** - Also during the past 1-2 years, the Planning Department has been working with a consultant and the City's Elementary School Reuse Committee to prepare a Request For Proposal (RFP) for the redevelopment of the schools. The conversion of the schools into affordable housing has become one of the top priorities for the RFP. The Committee is charged with preparing a written recommendation to the City Council and Mayor with regard to the nature and extent of the RFP seeking the most community benefit for the City.

The current membership for the committee is:

- Joe McCoy - Chair
- Brad Riley - City Council/Affordable Fair Housing Partnership
- Chris Korzcak - Economic Development and Industrial Committee (EDIC)
- Patrick Brough - Council on Aging
- Tracey Harris - Historical Commission
- Pamela Means - Resident
- Lauren Clark - Resident

To watch previous committee meetings and other relevant information about the RFP, please go to the Elementary School Reuse Committee webpage [here](#).



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In order to bring the RFP into the City Council process (for their review and ultimate approval), the School Committee must first declare the elementary school properties surplus. In consultation with the City Solicitor, this vote can occur now and will be contingent upon the School Departments final use of the properties -which is tentatively slated for mid July 2022.

The attached document includes a School Committee resolution and vote. The School Committee process will require three affirmative votes: 1) to declare the properties surplus, 2) to transfer the properties to the City, and 3) that the transfer is contingent upon the final date of use (referred to as the "Condition Precedent"). This final step will be written confirmation from the School Committee to the City Council that no further use by the School Department is necessary.

During the interim time between the proposed vote and the final written notice the Elementary School Reuse Committee can complete its work and transmit the RFP to the City Council. This is anticipated to occur in late May. The goal is to release the RFP by early July 2022. It is important to note that even if a developer is chosen in September/October 2022, no construction or other activity is expected to happen on the properties for at least a year.

  
Jeff Bagg  
City Planner

## RESOLUTION AND VOTE

**Whereas:** The City of Easthampton, Massachusetts (“City”) is in the process of constructing a new K-8 School on the real property now or formerly occupied by the White Brook Middle School in Easthampton, Massachusetts (“School”); and

**Whereas:** Upon completion of the School, certain real property, structures and fixtures known as the “Maple Street School” “Pepin School” “Pepin School Parking Lot” and “Center School” (collectively “Former Schools”) as further defined below will no longer be necessary for school related purposes; and

**Whereas:** In order to allow the City to utilize and or dispose of the Former Schools in a timely and orderly manner, it is necessary that the Easthampton School Committee declare that the Former Schools are no longer necessary for school related purposes and are surplus.

I MOVE that the School Committee:

1. **VOTE** to declare that the structures, real property and fixtures, currently used for school related purposes at the following locations (collectively “Former Schools”), are no longer necessary, are surplus, and may be turned over to the City Council for the City of Easthampton.
  - a. Maple Street School, 7 Chapel Street, Easthampton Massachusetts: Assessor’s Map/ID: 54/24; the deed to which is found at Book 1062, Page 14 in the Registry of Deeds for Hampshire County, Massachusetts; and
  - b. Pepin School, 4 Park Street, Easthampton, Massachusetts; Assessor’s Map/ID: 52/82; source of ownership unknown or undetermined at this time; and
  - c. Pepin Parking Lot, Main Street, Easthampton, Massachusetts; Assessor’s Map/ID: 55/77; the deed to which is found at Book 725, Page 131 in the Registry of Deeds for Hampshire County, Massachusetts; and
  - d. Center School, 9 School Street, Easthampton, Massachusetts; Assessor’s Map/ID: 52/80; source of ownership unknown or undetermined at this time; and
2. **VOTE** to transfer the Former Schools to the City of Easthampton in care of its City Council for general municipal purposes; and
3. **VOTE** that this Resolution and Vote shall take effect and shall be effective on the date the new school is available for occupancy for school purposes and the Former Schools are no longer necessary for school purposes (“Condition Precedent”) which is anticipated to be July 15, 2022. Upon passage, the Secretary of the School Committee shall provide written notice and a copy of this Resolution and Vote to the President of

the City Council and the Clerk of the City of Easthampton, Massachusetts. Upon satisfaction of the Condition Precedent the Secretary of the School Committee shall provide written notice of the satisfaction of the Condition Precedent to the President of the City Council and the Clerk of the City of Easthampton, Massachusetts within five (5) business days of the satisfaction in full of said Condition Precedent; and

4. **VOTE** that this Resolution and Vote shall take effect upon passage and the occurrence of the Condition Precedent without further action of the School Committee.

VOTED In favor: \_\_\_\_\_; Opposed: \_\_\_\_\_. [Requires 2/3 Vote]