



Article 25: Transfer of Peabody School & Appropriate Funds

Ms. Hartman moves that the Town authorize the transfer of property and further appropriate the sum of \$83,000 from free cash as printed in the warrant.

Major Project Elements: New Middle School

Construct new building & fields

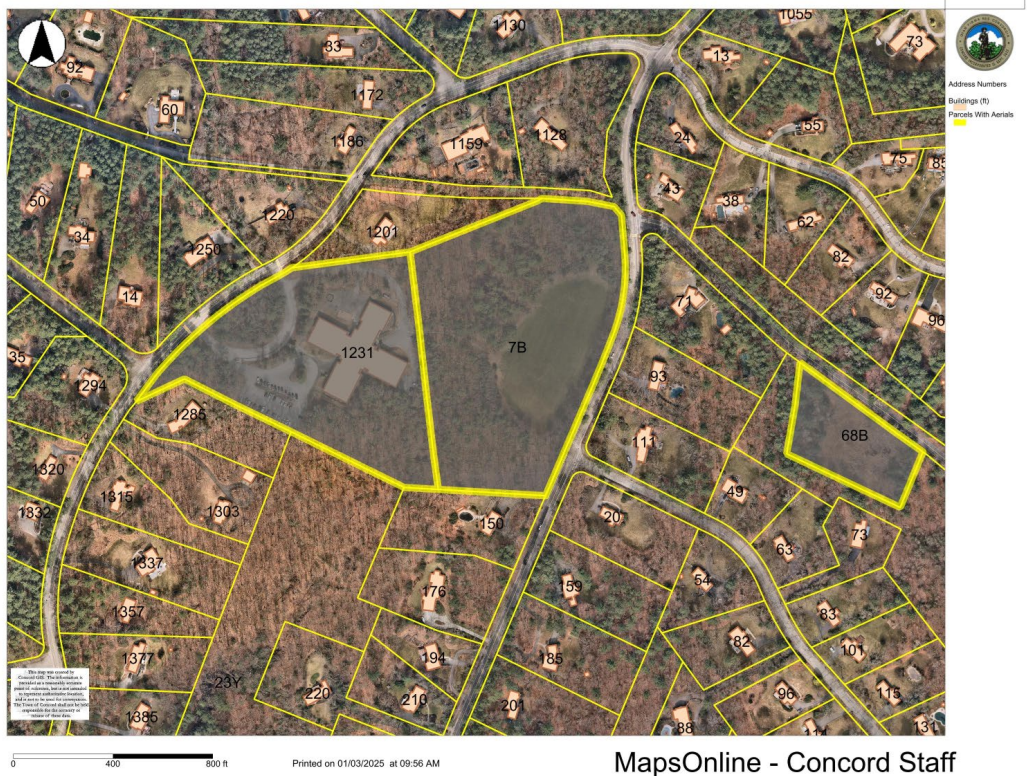
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graph TD; A[Construct new building & fields] --> B[Demolish existing Sanborn School]; B --> C[Surplus Peabody School & related properties];
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Demolish existing Sanborn School

Surplus Peabody School & related properties

The purpose of this article is to allow for the transfer of the property and to provide funding for carrying costs while future use is being considered.

Property Site Map & Description



What does it mean to surplus a property?



MGL c. 40, sect. 15A establishes a process for transfer of property when land is no longer needed for specific purpose



Transfer must be approved by Town Meeting by 2/3rd majority vote



In the case of Peabody, on 2/4/25, the School Committee voted to:
“declare that the 3 parcels are no longer necessary for school purposes and recommends the transfer of care, custody, management and control to the Select Board.”



If the article is approved, the Town will undertake a process to determine future use

Future Use: Undetermined

TOTAL = 137 Acres

MCI Concord: +/-53 Acres

2229 Main Street: 46 Acres

Junction Village: 14 Acres

Peabody Property: 20 Acres

Harrington House: 4 Acres

Introducing the Land-Use Matrix
(the oversimplified version)

Uses					
Sources	DPW	Public Safety	Housing	Etc.	Etc.
MCI	XXX	XXX	XXX	XXX	XXX
2229 Main	XX	XX	XX	XXX	XXX
Peabody		X	XXX	XXX	XXX
Junction Village			XXX	X	X
Harrington House			XXX	XX	XX
Others					

Building Carrying Costs: Outside of Town Budget

Item	Cost, fully occupied	Cost, pro-rated (Some Occupancy, 60%)
Utilities, Natural Gas	\$ 57,331	\$ 34,399
Utilities, Electric	\$ 23,496	\$ 14,098
Utilities, Septic Pumping	\$ 3,190	\$ 3,190
Other, Maintenance		\$ 5,000
Property Insurance	\$ 20,906	\$ 20,906
Legal, inc. title exam		\$ 5,000
total:	\$ 104,923	\$ 82,592
If included in budget:		
Operating, Guidelines:	\$ 84,017	\$ 61,686
Operating, Non-Guidelines:	\$ 20,906	\$ 20,906



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