

LAWRENCE REDEVELOPMENT AUTHORITY



LAWRENCE MASSACHUSETTS

Vice Chair
Elias Rodriguez
Treasurer
Michelle Melancon
Voting Member
Ana Medina

Chair
Evan Silverio
State Appointment

Administrative Assistant
Anne-Marie Nyhan-Doherty

LAWRENCE REDEVELOPMENT AUTHORITY MINUTES **REGULAR MEETING – APRIL 11, 2019**

The members of the Lawrence Redevelopment Authority met in Regular Session on April 11, 2019, in the in the Planning Dept., 12 Methuen St., Lawrence, MA at 5:30PM.

The meeting was called to order by the Chair, Evan Silverio and upon Roll call, the following were:

Present: Evan Silverio, Chair
Elias Rodriguez, Vice Chair
Ana Medina, Voting Member

Also Present Anne-Marie Nyhan Doherty, Administrative Asst.
Atty. Larry Mayo, Legal Counsel

A copy of the NOTICE OF MEETING pursuant to Section 23A of Chapter 39 of the General Laws with the Certification as to Service of Notice of Meeting attached was read and order spread upon the minutes of this meeting and filed for the record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a regular meeting of the Lawrence Redevelopment Authority will be held on April 11, 2019 in the Planning Dept., 12 Methuen St., 1st floor, Lawrence, MA at 5:30PM.

LAWRENCE REDEVELOPMENT AUTHORITY

Anne-Marie Nyhan-Doherty
Administrative Assistant

April 1, 2019

CERTIFICATION AS TO SERVICE OF NOTICE OF MEETING

I, Anne-Marie Nyhan-Doherty, Administrative Assistant to the Lawrence Redevelopment Authority, Lawrence, MA do hereby certify that on April 1, 2019 there was filed in the manner provided by Section 23A of Chapter 39 of the General Laws with the Clerk of the City of Lawrence a NOTICE OF MEETING of which the following is a true copy. IN TESTIMONY THEREOF, I have hereunto set my hand and the seal of the Lawrence Redevelopment Authority.

Anne-Marie Nyhan-Doherty
Administrative Assistant

Upon a motion made by Mr. Rodriguez and seconded by Ms. Medina, the members unanimously voted to open the public meeting.

OLD BUSINESS

Urban Renewal Plan Process

Mr. Silverio told the members of a possible project that is currently known as an eyesore, that being Furniture Discount store. He commented on the façade. He said the building is structurally sound and the upper floors are not utilized. There is a staircase that goes from floor one to two. He said this building has been identified as something that needs to happen. The abutting property to the right is also an eyesore. Mr. Silverio distributed a handout relative to 269-273 Essex St. He felt that perhaps 6 apartments could be constructed in the upper floor.

Mr. Silverio commented that this idea was prompted by the LRA's interest in looking for a project to take on in the Urban Renewal Zone and that he was bringing this property to the board to see if it would fit that description and to hear Atty. Mayo's opinion on the matter.

Mr. Derek Mitchell from the Lawrence Partnership was present. He explained that this portion of Essex St. is within the Opportunity zone which creates tax incentives, capital gains liabilities are deferred.

Discussion ensued.

Mr. Silverio told the members that the building is up for sale.

Mr. Mitchell continued. He told of the *Lawrence Leads*, an executive leadership development program for leaders of the City of Lawrence hosted by Harvard Business School. He said that the group is made up of thirty leaders that are Realtors, developers and the like. He said that there are twelve local investors involved. The group met

earlier and has retained an attorney. They are looking at prominent buildings that could be improved however they are a couple of months away from committing funds.

Atty. Mayo stated that acquiring and re-conveying property is different from acquiring, rehabbing and re-conveying. He said that if this particular property referenced by Mr. Silverio is within the Urban Renewal Plan, an amendment to the plan may be necessary to incorporate this project into the plan. If the property is not within the plan, Chapter 30B would have to come into play. He said that there is always a legislative process to follow. He said that in any case, to buy and redevelop and re-convey, the LRA must meet the requirements and it is subject to many regulatory requirements.

Mr. Rodriguez asked if Lawrence Community Works is involved.

Mr. Silverio stated that they are interested in the Real Estate group; however they are not included in the operating agreement.

Atty. Mayo asked how much the property is being sold for.

Mr. Silverio stated that it is approximately \$600,000.

Different options were discussed and the members would continue this discussion at a later date.

Mr. Silverio told the members that Ms. Martinez and he had been working on a MA Development grant for façade changes. This grant is on a one to one basis. There are two levels, one that is for a maximum of \$20,000 CDBG funds. This provides current property owners access to a smaller façade change, i.e., \$2000.00. The second is MA Development and potential Essex County Community Foundation (ECCF) funds which is potentially \$85,000 and a max of \$15,000 each. He said that the Lawrence Partnership is the fiscal agent and the LRA could be the program administrator. Cube 3 is the architect on a pro-bono basis and some funds from the ECCF.

Mr. Silverio continued. He said that one would fill out an application and go through a pre-screening process. This could be done as having a LRA member being the lead person. Then they go to Cube 3 and the applicant appears at an LRA meeting.

Mr. Rodriguez volunteered.

Mr. Silverio stated that the announcement of the grant funds would be made at the end of April or the beginning of May.

Discussion concluded.

370-372 Essex St.

Ms. St. Onge is working on this issue.

Atty. Mayo asked if he could obtain a copy of the Settlement Agreement.

Discussion ensued on the amount of money owed the LRA.

Casey Bridge

Mrs. Doherty stated that there was nothing to report on this item.

One Mill St.

License Agreement Renewal

Mr. Silverio stated that Mr. Herrera has visited him at his office with updates on this insurance matter. He said that he understands the situation. He explained that there is an open claim and the current insurance agent is attempting to get a quote from different carriers for what Atty. Mayo is suggesting for a \$1 million dollar limit.

An update will hopefully be available at the next meeting.

Miscellaneous

Atty. Mayo noted that he is still working on the information for Mr. Piemonte with regards to the Common Street lot and the Land Disposition Agreement. He is waiting for a return telephone call from DHCD.

BOARD BUSINESS

Selection of a Vice Treasurer

Mr. Silverio passed the gavel to Mr. Rodriguez.

Mr. Silverio made a motion to appoint Ms. Ana Medina as Vice Treasurer.

Mr. Rodriguez handed the gavel back to Mr. Silverio.

Mr. Rodriguez seconded the motion.

The motion was called and it passed unanimously.

Insurance and Bonding issue

Mrs. Doherty stated that since the LRA has a Vice Treasurer now she will begin working on this matter again.

MMDT Investments

Mr. Rodriguez stated that we have the accounts and he will follow up with Mr. Raffa.

Acceptance of Minutes

Upon a motion made by Ms. Medina and seconded by Mr. Rodriguez, the members unanimously voted to accept the minutes of the February 28, 2019 meeting.

Note there was no meeting held in March due to a lack of a quorum.

LRA Accounts

A handout detailing the LRA accounts was distributed to the Board.

Invoices

Ms. Doherty noted that since the Board had not met since February there were two months of invoices to address.

Attorney Mayo

Upon a motion made by Ms. Medina and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of Atty. Mayo's invoice dated March 4, 2019 in the amount of \$443.75 and the invoice dated April 3, 2019 in the amount of \$1,006.25 to be paid from the retainer account.

Anne-Marie Nyhan-Doherty

Upon a motion made by Ms. Medina and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of Ms. Nyhan-Doherty's March invoice in the amount of \$250.00 and April invoice in the amount of \$250.00.

Correspondence

Mrs. Doherty noted that she had submitted the 2018 Annual Survey of Local Government Finances on behalf of the LRA.

With no more business before the members,

Upon a motion made by Ms. Medina and seconded by Mr. Rodriguez, the members unanimously voted to adjourn this meeting continuing any matters as noted.