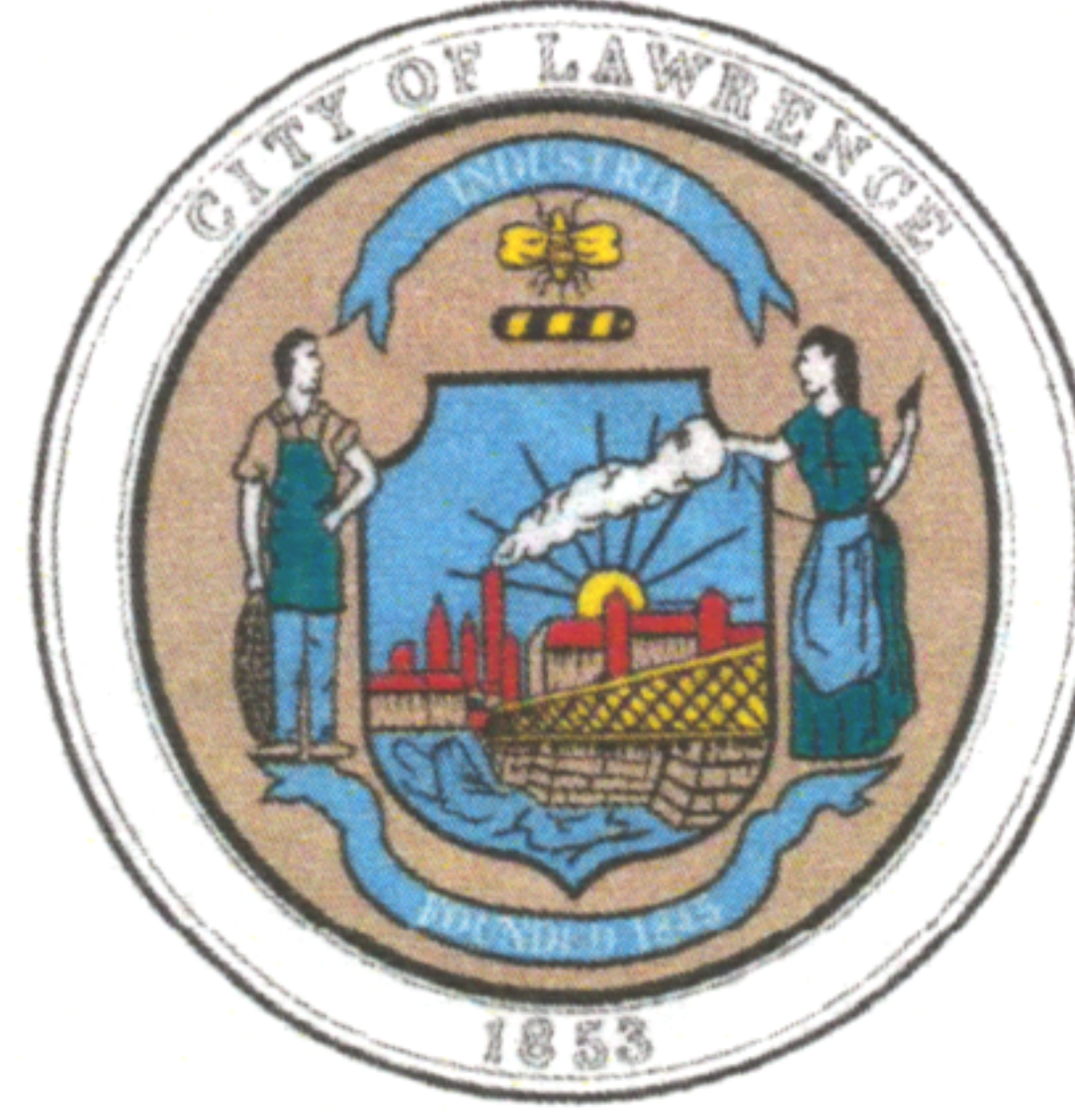


**LAWRENCE
REDEVELOPMENT
AUTHORITY**



**LAWRENCE
MASSACHUSETTS**

Vice Chair
Ramon Quezada

Treasurer
Ana Medina

Members
Sarah Perez
Pedro Tejada

Chair
Eric D. Walker

Executive Director/Secretary
Octavien Spanner

Administrative Assistant
Marisol Rodriguez

**LAWRENCE REDEVELOPMENT AUTHORITY MINUTES
REGULAR MEETING – SEPTEMBER 25, 2024**

The members of the Lawrence Redevelopment Authority met in a Regular Session on Wednesday, September 25, 2024. The meeting was held in person at 255 Essex Street, 1st Floor, Lawrence, MA 01840. Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, § 18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public meeting of the Lawrence Redevelopment Authority was ALSO conducted via remote participation.

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 REGULAR MEETING

Notice is hereby given in accordance with Section 23A of the General Laws of Chapter 39 that a Regular meeting of the Lawrence Redevelopment Authority will be held on **Wednesday, September 25, 2024, at 6:00 p.m.** The meeting will be held at 255 Essex Street, 1st Floor, Lawrence, MA 01840.

CERTIFICATION AS TO SERVICE OF NOTICE OF MEETING

I, Marisol Rodriguez, Administrative Assistant to the Lawrence Redevelopment Authority, Lawrence, MA do hereby certify that on September 23, 2024, 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.

Marisol Rodriguez
Administrative Assistant

Meeting was called to order by Chairman Eric Walker.

Present:

Eric Walker, Chairman
Ana Medina, Treasurer
Sarah Perez, Member
Pedro Tejada, Member
Octavien Spanner, Executive Director/Secretary
Attorney Brian Corrigan, Lawrence Redevelopment Authority Attorney
Marisol Rodriguez, Administrative Assistant
Andrea McCann, Director of Development

Roll Call, All present except Ana Medina whom joined the meeting later in the session.

Upon a motion by Ms. Perez and seconded by Mr. Tejada the members unanimously voted to take item x. RFP Applicants' Proposal Presentation- Scheduling Dates out of order.

OLD BUSINESS

x. RFP Applicants' Proposal Presentation- Scheduling Dates

Mr. Joe Naughton, Managing Director, Deborah Lawlor, Planning and Redevelopment, and Derek Osterman, Design and Construction Management, appeared on behalf of Colliers Engineering & Design, Inc. Colliers shared a presentation via Zoom displaying previous/current projects similar to the Urban Renewal Plan.

Chairman Walker inquired on Colliers sub-contracting with minority businesses.

Discussion ensued.

Mr. Spanner discussed the objective of the RFP and inquired on Colliers's pricing model.

Discussion ensued.

Mark Mascia, Partner, appeared on behalf of Collaborative Red, LLC. Mr. Mascia provided a verbal presentation/overview of Collaborative Red's real estate and redevelopment experience and previous/current projects.

Ms. Perez inquired about the reduced cost.

Mr. Mascia stated the estimate would be applicable to year 1, and future years would be based on project requirements.

Mr. Walker inquired about Mr. Mascia's previous experience with similar projects.

Mr. Mascia stated he's overseen similar projects in both the for-profit and non-profit sector

Ryan Gagne, President, appeared on behalf of R.A.G Associates. Mr. Gagne provided a verbal presentation/overview of his experience.

Mr. Spanner inquired about Mr. Gagne's pricing.

Mr. Gagne stated his fees are fixed, they do not fluctuate based on hours worked or personnel assigned.

Attorney Corrigan stated the board can hire different project managers for the various projects.

Attorney Corrigan requested the board take item t. Maintenance/RFP of Chestnut Street Alleyway (Parcel 128-29); out of order as an abutter was present at the meeting.

Upon a motion by Ms. Medina and seconded by Mr. Tejada the members unanimously voted to take item t. Maintenance/RFP of Chestnut Street Alleyway (Parcel 128-29); out of order.

OLD BUSINESS

t. Maintenance/RFP of Chestnut Street Alleyway (Parcel 128-29);

Mr. Abel Cano addressed the board informing them for transparency purposes that he serves as a police officer for the City of Lawrence. He continued his address to the board informing them he would like to purchase the Chestnut Street alleyway to continue construction and to secure the area in an effort to prevent further issues. The alleyway attracts illegal activity and creates a nuisance for the abutters and tenants. Purchasing the alleyway will allow for further construction and beautification of the area.

Attorney Corrigan asked Mr. Cano if he's interested in purchasing the entire alleyway or the portion that directly abuts his property.

Mr. Cano responded he's interested in purchasing the area that directly abuts his property.

Discussion ensued.

Attorney Corrigan presented a map of the parcel to the board and communicated to the board that the RFP can be crafted for the entire alleyway or sections of the alleyway.

Discussion ensued.

Mr. Spanner proposed the board meet with all four abutters to further discuss possible solutions.

Upon a motion by Mr. Tejada and seconded by Ms. Medina, the members voted to allow Mr. Cano to temporarily fence in the section of the alleyway that directly abuts his property.

NEW BUSINESS

1. Request for Minor Plan Change (Amendment #2) to Lawrence TBD Urban Renewal Plan – Certificate of Vote

Attorney Corrigan addressed the board regarding the minor plan change/minor amendment to the plan to add additional parcels. Attorney Corrigan stated Mr. Carras is currently working on the request. Attorney Corrigan distributed a list of the proposed parcels to the board members. He also stated if the state approves the amendment, the board will craft the RFP for each site.

The list included the following parcels:

- Summer Street Project I
 - 100 Summer St
107, Lot 47
 - Lot 47- 10,44 SF
- Summer Street Project II
 - Summer St Map 107, Lot 48
 - Lot 48- 5,859 Sf
- Summer Street Project III - Jackson St (Summer St Overflow Parking)
 - 55 Jackson St Map 107, Lot 52
 - 6,500 SF
- Buckley Garage
 - 295 Common St
Map 126 Lot 18
 - 1.46 Acres
- Municipal Parking Lot
 - 617 Common St Map 166, Lot 46
- Northern Essex Community College (Parking Lot)
 - 41-47 Franklin St Map 145, Lot 21
- Police Station
 - 90 Lowell St Map 146, Lot 23
- Common Street Parking Lot I
 - 139 Common St Map 106 Lot 74
 - Lot 74 (4650 SF)
- Common Street Parking Lot II
 - 129-135 Common St Map 106 Lot 75
 - Lot 75 (4650 SF)
- Common Street Parking Lot III
 - Common St Map 106 Lot 76
 - Lot 76 (3627 SF)
- Common Street Parking Lot IIII
 - 115 Common St Map 106 Lot 77
 - Lot 77 (2539 SF)

Discussion ensued.

Upon a motion by Ms. Medina and seconded by Mr. Tejada the members unanimously voted to accept the list for consideration for a minor amendment.

NEW BUSINESS

2. North Canal railings- ownership and maintenance obligations

Attorney Corrigan addressed the board informing them the LRA does own the land where the North Canal railings are located. Discussion ensued as to whether the city would be involved in the maintenance. Attorney Corrigan explained transfer of ownership to the city would be processed through the city council. Discussion ensued as to the potential transfer of ownership to the Essex Company. Attorney Corrigan stated the Essex Company would need to accept the transfer. The LRA will inquire as to the cost to fix the railings.

NEW BUSINESS

3. LRA enrollment in Group Insurance Commission (GIC) for full-time employees

4. LRA enrollment in PERAC/Lawrence Retirement System — acceptance of the provisions of General Laws, c. 32, 1-28.

Attorney Corrigan informed the board an invitation was extended to the Executive Director of the Lawrence Retirement system, unfortunately she was unable to attend the meeting.

Upon a motion by Ms. Medina and seconded by Ms. Perez, the members unanimously voted to table these matters for further discussions with the Director of the Lawrence Retirement system.

Upon a motion by Ms. Perez and seconded by Ms. Medina, the members unanimously voted to remove the following items for OLD BUSINESS to be discussed tonight:

- c. Design Proposal LRA- Lawrence Access TV Studio*
- g. White Fund paintings*
- o. Unit Hydro (Pacific Mills) renovation*
- p. Website Design*
- w. Citizens Advisory Committee (Start Date and Informational Session)*

Mr. Spanner addressed the board regarding item c. Design Proposal LRA- Lawrence Access TV Studio. Mr. Spanner stated the Lawrence Public School department has requested to utilize a section of the LRA's office space located at 255 Essex Street, 1st floor, Lawrence, MA 01840. This space was intended to be used as a co-working space. Upon Mr. Spanner reviewing the matter with Attorney Corrigan, an agreement was reached between the LRA and the Lawrence Public School department. The school department will reimburse the LRA for the expenses incurred to paint the space. An invoice has been submitted to the Lawrence Public School department for these expenses. Mr. Spanner is seeking clarification from Mr. Mark Ianello, Chief Administrative and

Finance Officer for the City of Lawrence, as to whether the LRA can charge a fee to rent office space to small business owners for co-working purposes.

Chairman Walker addressed the board regarding item g. White Fund paintings. Chairman Walker suggested visiting the Museum of Fine Arts to view the paintings and establish a relationship with the Museum, with the intent to eventually have the paintings displayed in Lawrence, Massachusetts.

Mr. Spanner addressed the board regarding item o. Unit Hydro (Pacific Mills) renovation. Mr. Spanner informed the board that the construction has been completed; a date will be scheduled for the members to visit the site. Three proposals are being considered to evaluate the moisture at the site.

Discussion ensued.

Mr. Spanner addressed the board regarding item p. Website Design. Mr. Spanner and Andrea McCann briefed the board on the progress of the LRA website. Mr. Spanner informed the board the LRA will be obtaining two mobile phones, and the phone numbers will be posted on the LRA website.

Discussion ensued.

Ms. Perez addressed the board regarding item w. Citizens Advisory Committee (Start Date and Informational Session). Ms. Perez briefed the board on the status of the initial Citizens Advisory Committee orientation meeting. Mr. Spanner communicated the dates proposals will be presented to the CAC. A second orientation for the Citizens Advisory Committee has been scheduled for October 7, 2024, at 6:00 p.m. The meeting will be held both in person and remotely.

Discussion ensued.

The board discussed the scheduling of a special meeting which they anticipate going into an executive session.

Discussion ensued

The board discussed the next LRA board meeting date. The next LRA board meeting is scheduled for October 16, 2024, at 6:00 p.m. the meeting will be held both in person and remotely.

Upon a motion by Ms. Medina and seconded by Ms. Perez, the members voted to adjourn the meeting.