LAWRENCE REDEVELOPMENT AUTHORITY

Vice Chair
Elias Rodriguez
Treasurer
Michelle Melancon

Voting Members
Jennelle Graziano  Kristen Harol

Chair
Evan Silverio
State Appointment

LAWRENCE REDEVELOPMENT AUTHORITY MINUTES
REGULAR MEETING – JANUARY 2, 2019

The members of the Lawrence Redevelopment Authority met in Regular Session on January 2, 2019, 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
Michele Melancon, Treasurer

Also Present Vilma Dominguez-Martinez, Community Development Director
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 January 2, 2019 in the Planning Dept., 12 Methuen St., 1st floor, Lawrence, MA at 5:30PM.

LAWRENCE REDEVELOPMENT AUTHORITY

Anne-Marie Nyhan-Doherty
Administrative Assistant
December 14, 2018

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 December 14, 2018 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 Ms. Melancon and seconded by Mr. Rodriguez, the members unanimously voted to open the public meeting.

OLD BUSINESS

Urban Renewal Plan Process
The lighting of the Casey Bridge update

It was so noted that the Transformative Development Initiative (TDI) Ms. Jessica Martinez and Mr. John Powell, Lighting engineer were present.

Ms. Martinez-Dominguez told the members that she was appointed the new Community Development Director in September 2017. She also took over this project when Mr. Vargas took over a new position. She said the bidding for this project took place during July 2017 and was awarded in September 2017. She noted how the LRA has contributed with the City towards this project and funds from CDBG were also designated for this project.

Ms. Martinez-Dominguez told the Board that the most recent change order was in regards to a time extension on the contract and the additional lighting of the fourth and fifth pillars. They have also encountered a couple of hurdles. They were under the impression that the monies contributed from the LRA could be considered an inter-municipal transfer. However, that is not possible. The solution to this process lies in the LRA’s adoption of the City’s procurement process and the City will return the funds to the LRA and then the LRA will enter into a contract with Giombetti Electrical and agree to extend the contract to June 2019. She noted that the documents have been reviewed by Atty. Mayo and he had agreed that this was the correct process to follow.

Atty. Mayo noted that the LRA had agreed to fund $69,461.97 several months ago when Mr. Vargas served as the Economic Development Director. He said that Ms. Martinez-Dominguez had forwarded the documents for his review and it was determined that it was acceptable to fund the contractor directly.
Ms. Jessica Martinez asked if this would streamline the funding process between the City and LRA moving forward.

Atty. Mayo stated that this was a funding situation specific to the Casey Bridge lighting for which the LRA will fund the contractor directly after the City expended all of its money.

Mr. Rodriguez asked when would Giombetti be commencing the rest of the project.

Ms. Martinez-Dominguez stated that it would be immediately after the LRA votes to approve this process and the proper signatures are affixed to the contract documents.

With no more discussion,

_Upon a motion made by Mr. Rodriguez and seconded by Ms. Melancon, the members unanimously voted to accept the return of funds from the City of Lawrence in sum of $69,461.97, which funds were previously provided to the City of Lawrence for purposes of funding change orders to the Casey Bridge Lighting Project contract by and among the City of Lawrence and Giombetti Electric, Inc., Contract No. 6566, dated September 19, 2017._

_Upon a motion made by Mr. Rodriguez and seconded by Ms. Melancon, the members unanimously voted to adopt the City of Lawrence procurement and contacting process conducted in compliance with Massachusetts General Laws Chapter 30, Section 39M, resulting in the awarding by the City to Giombetti Electric, Inc., of a contract for the Casey Bridge Lighting Project, Contract No. 6566, dated September 19, 2017._

_Upon a motion made by Mr. Rodriguez and seconded by Ms. Melancon, the members unanimously voted to provide funding to the City of Lawrence in the maximum amount of $69,461.97 in support of the City of Lawrence Contract with Giombetti Electric, Inc., for the Casey Bridge Lighting Project, Contract No. 6566, dated September 19, 2017._

_Upon a motion made by Mr. Rodriguez and seconded by Ms. Melancon, the members unanimously voted to make payment directly to Giombetti Electric, Inc., in an amount not to exceed $69,461.97, in support of the City of Lawrence Contract with Giombetti Electric, Inc., for the Casey Bridge Lighting Project, Contract No. 6566, dated September 19, 2017, such direct payment conditioned on the City first paying Giombetti all City funds appropriated against the Contract._

Discussion concluded on this agenda item.

_TDI Update_

Ms. Martinez told the members of _Illumination Lawrence_ for which the Casey Bridge is part of the discussion. She said that there was interest from The Essex County Community Foundation and The BARR Foundation. A handout of various parts of this project was distributed and is on file with the LRA. She said that in the coming months she and Ms. Martinez-Dominguez would be putting together a lighting program that would emphasize the cultural aspects of our City as well as provide a safety factor.
Ms. Martinez told the members that part of the process of the TDI is community outreach to the people living with these projects.

With regards to the agenda item entitled *Commonwealth Places Crowd Funding Application through MA Development*, Ms. Martinez pointed out the application was due on December 21st. It was signed by a representative in partnership of the LRA. It provides a matching 1 to 1 grant, e.g., $30,000 = $60,000. She told of a few locations for consideration, those being the Everett Mill South wall, the Lawrence Library, etc. She noted that Groundwork Lawrence is the fiscal operator for the Buckley Transportation Center.

Mr. Rodriguez stated that he had always felt that the Buckley Transportation Center should be lit up.

Discussion ensued.

Ms. Martinez stated that the LRA will be the grant administrator with the help of Ms. Martinez-Dominguez and her and Mr. Brad Buscher and Groundwork Lawrence will administer the billables.

Mr. Rodriguez asked if Columbia Gas is helping out with this endeavor.

Ms. Martinez stated that Columbia Gas will be around for years and she saw no reason why they could not reach out them for a sponsorship.

Mr. Silverio stated that the LRA will also participate in the funding.

Mr. Powell stated that Mr. Vargas had called him up three years ago to meet on the Casey Bridge project. The contractor was sought and here we are now. He provided a power point presentation for the Board of the proposed lighting project. He showed where the lights would go on the Casey Bridge. They are strapped and safely wired from an independent power source from a newly constructed transformer. He said the control of the lights is still being discussed.

Mr. Silverio asked how impactful were the lights.

Mr. Powell showed the picture of the proposed lighting.

Mr. Silverio thanked Mr. Powell for his presentation and said it was great and inspirational.
NEW BUSINESS

Presentation
Representative of the investor group for downtown Essex St.

Mr. Silverio told the members that Mr. Lopez was supposed to have been present to provide a presentation however; he could not appear due to an unforeseen incident.

Mr. Silverio provided the update instead. He said that there were a group on investors that have meeting such as Mr. Derek Mitchell, Ms. Jess Andors, Mr. Alberto Nunez, Ms. Wendy Estrella, Socrates, Mr. Gary Sidel, Ms. MaryAnn Paley, Zoila Gomez, Luis Yepez and Evan himself, to name a few.

Ms. Martinez noted that she also attends the meeting.

Mr. Silverio said that they discuss issues such as what is the best way to form this entity. He said that the LRA has the ability to participate in projects in a partnership manner.

Attty. Mayo stated that the Redevelopment Authority has broad powers to facilitate the purpose of the urban renewal consistent with the Enabling Act, Chapter 121 B.

Mr. Silverio stated that it would be a team effort.

Ms. Martinez stated that there is 12% first floor vacancy on Essex St. She also noted that MA Development has power to purchase and redevelop a property. She said that they can then turn around and sell it to a group with a mission.

Attty. Mayo stated that if they partner with a 501c3 non-profit they would most definitely need a plan and documentation.

Discussion ensued.

Mr. Silverio pointed out that these meetings are held to discuss and research the bylaws and the opportunity zones.

Attty. Mayo stated, to his point, he would need to see documentation.

A short discussion ensued on whether Mr. Silverio would be participating as an individual that is a business owner himself or as a member of the LRA.

Mr. Rodriguez stated that they have always teamed up.

Mr. Silverio noted that he would want to do it the right way.

Discussion concluded.
Lawrence Riverfront Industrial Park – Use of Parcel 6B-3

This agenda item remained tabled.

Miscellaneous

With regards to a previous agenda item, an email from Ms. Rayanne Menery Sammataro was read into the record and is on file with the LRA. She asked about reimbursement for survey work that was done.

Atty. Mayo noted that the Sammataros had that survey done at their own risk.

The members felt that the Sammataros should not be reimbursed and would be contacted with this message.

BOARD BUSINESS

Insurance and Bonding issue

This agenda item remained tabled.

Acceptance of Minutes

Upon a motion made by Ms. Melancon and seconded by Mr. Rodriguez, the members unanimously voted to accept the minutes of the November 20th meeting.

LRA Accounts

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

Investment Opportunities

Mr. Rodriguez is following up on the application that was being submitted to The Massachusetts Municipal Depository (MMDT).

Invoices

Attorney Mayo

Upon a motion made by Ms. Melancon and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of Atty. Mayo’s invoice dated December 3, 2018 in the amount of $625.00 from the Retainer Account.
Attorney Mayo

Upon a motion made by Ms. Melancon and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of Atty. Mayo’s invoice dated January 2, 2019 in the amount of $1156.25 from the Retainer Account.

Anne-Marie Nyhan-Doherty

Upon a motion made by Ms. Melancon and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of Ms. Nyhan-Doherty’s December invoice in the amount of $250.00.

Correspondence

There was no additional correspondence for the members’ attention.

The Board discussed scheduling their meetings in the coming year at 5:30PM. All were in agreement.

With no more business before the members,

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