LAWRENCE REDEVELOPMENT AUTHORITY MINUTES
REGULAR MEETING – JUNE 19, 2019

The members of the Lawrence Redevelopment Authority met in Regular Session on June 19, 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
         Michelle Melancon
         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 June 12, 2019 in the Planning Dept., 12 Methuen St., 1st floor, Lawrence, MA at 5:30PM.

LAWRENCE REDEVELOPMENT AUTHORITY

Anne-Marie Nyhan-Doherty
Administrative Assistant
June 12, 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 June 12, 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. Melancon, the members unanimously voted to open the public meeting.

OLD BUSINESS

Iluminacion Lawrence

Mr. Silverio distributed a handout relative to Iluminacion Lawrence. He told of a matching grant of $30,000 and efforts are being made to raise these funds. He said that the normal contribution is $15,000 however, the ask for the LRA is $2500.00 due to its contribution to the Casey Bridge lighting already.

Atty. Mayo stated that this contribution is appropriate and within legal guidelines.

Ms. Medina noted that it was mentioned at the last meeting that a soft launch was to take place.

Mr. Silverio stated that it was a great event with approximately 300 people in attendance and the Lawrence High School Bank, press, etc. He felt that the LRA created the excitement and hoping that Lawrence is changing. He said that the official launch will be in September. Other locations to be “lit up” include the front of the Everett Mills and the Lawrence Public Library. The handout detailed the program timetable.

Upon a motion made by Mr. Rodriguez and seconded by Ms. Medina, the members unanimously voted to contribute $2500.00 to the matching grant for the program.

Parcel interest

Mrs. Doherty told the members of an email she had received from a representative of Dunkin Donuts on Lawrence St. which indicated interest in an additional alleyway parcel.
Mr. Silverio explained the alleyway issue to new member Medina.

Mr. Silverio stated that with an RFP comes an appraisal.

Atty. Mayo stated that it should be a commercial appraiser which will perform an appraisal based on a business use. There are three approaches that can be made; a Fair Market Value approach, an Income approach and a Cost approach. He said that the cost of obtaining the appraisal can be charged back to the buyer. He said that the parcel has to be declared for disposition.

Mrs. Doherty will contact Ms. Paul who had contacted her with this expressed interest.

*Lawrence Riverfront Industrial Park – Use of Parcel 6B-3*

*Urban Renewal Plan Process*

Both of the above items will remain tabled.

*Scholarship Fund*

Atty. Mayo stated that he was comfortable with the LRA providing funds for as long as the scholarship is a not for profit with a public purpose. He suggested that the funds be tailored to a student interested in Urban Revitalization. He asked for the documents and information to be sent to him.

Ms. Melancon stated that she liked the idea.

**BOARD BUSINESS**

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*Insurance and Bonding issue*

Mrs. Doherty stated that since the LRA has a Vice Treasurer now she will wait for the proper paperwork to be filled in.

**MMDT Investments**

Mr. Rodriguez stated that this correspondence should be taken over by the Treasurer.

**Acceptance of Minutes**

*Upon a motion made by Ms. Melancon and seconded by Ms. Medina, the members unanimously voted to accept the minutes of the May 22, 2019 meeting.*
LRA Accounts

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

Invoices

Giombetti Electric, Inc.

Upon a motion made by Ms. Medina and seconded by Mr. Rodriguez, the members unanimously voted to authorize payment of the Giombetti invoice dated June 10, 2019 in the amount of $45,450.00.

Note: see prior meeting minutes for explanation.

Attorney Mayo

Upon a motion made by Mr. Rodriguez and seconded by Ms. Medina, the members unanimously voted to authorize payment of Atty. Mayo’s invoice dated June 3, 2019 in the amount of $468.75 to be paid 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 June invoice in the amount of $250.00.

Correspondence

There was no correspondence that needed any additional attention by the Board.

Miscellaneous

Mr. Silverio explained the issue with the Truell Building payment to Ms. Medina. When the building was demolished, the LRA provided the funds in the amount of $200,000 with the agreement that they would be reimbursed when the property was sold. The agreement now being presented for this membership is $90,000 to be reimbursed. Mr. Silverio stated that would mean the LRA must forgive $110,000.

Discussion ensued.

Atty. Mayo was instructed to draft a letter to the City to remind them on LRA letterhead paper of the correct amount and the agreement made when the building was demolished.

Discussion ensued on the deed of the O’Neil Park. Atty. Mayo is still researching the documentation that shows that the LRA deeded it over to the City at some point.
Mr. Silverio suggested that a trade of land and building may take place.

Atty. Mayo stated that an interdepartmental transfer was not out of the question.

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.