

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Amending a June 14, 2016 Vote, which approved a certified project for Kronos, Inc. and authorized a Tax Increment Financing (TIF) Agreement for CP Associates, LLC to instead authorize the same agreement with CH LH Crosspoint Owner, LLC.

The City Council voted on June 14, 2016 to approve a TIF for CP Associates, LLC; and

CH LH Crosspoint Owner, LLC is the new owner of CrossPoint Towers at 900 Chelmsford Street, Lowell, MA;

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF LOWELL:

That the City Council of the City of Lowell authorizes the City Manager to amend the existing Tax Increment Financing Agreement for the CrossPoint Towers property at 900 Chelmsford Street, Lowell, MA by substituting CP Associates, LLC to CH LH Crosspoint Owner, LLC as the owner of said property.

Amendment to Tax Increment Finance Agreement
Between
the
City of Lowell and CP Associates LLC (Alternatively, the "Property Owner")
and
Kronos Incorporated, (Alternatively, the "Company")

By virtue of this Amendment the City Council of the City of Lowell authorizes City Manager to amend the existing Tax Increment Financing Agreement for the CrossPoint Towers property at 900 Chelmsford Street, Lowell, MA by substituting CP Associates, LLC to CH LH Crosspoint Owner, LLC as the owner of said property.

NOW THEREFORE, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration, each to the other paid, the receipt of which is hereby acknowledged, the parties hereby agree to amend the Original TIF Agreement by substituting CP Associates, LLC to CH LH Crosspoint Owner, LLC as the owner of said property. All other terms and conditions in said Agreement shall remain as set forth in the original Agreement dated June 17, 2016.

CH LH Crosspoint Owner, LLC

City of Lowell

Eileen M. Donoghue
City Manager

Kronos Incorporated

Chris Todd
President

Susan LeMay
City Assessor

Approved as to Form:

Christine P. O'Connor
City Solicitor

Date: _____



Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

January 2, 2019

Mayor William Samaras
and
Members of the City Council

REFERENCE: CP Associates, LLC and Kronos Inc. Tax Increment Financing Agreement (TIF)
Amendment

Dear Mayor Samaras and Members of the City Council:

At its June 14, 2016 meeting, the City Council approved a Tax Increment Financing Agreement (TIF) with CP Associates, LLC. (property owner of Cross Point) and Kronos Inc. (the tenant) to support the relocation of Kronos' headquarters to Lowell. The project resulted in an additional investment at Cross Point of over \$50 million (\$40M directly invested by Kronos) as well as the relocation of 1,600 employees to Lowell. An additional 500 new positions are expected to be added over the next four years. The City's TIF approval also allowed Kronos to obtain additional state incentives.

Earlier in 2018, Cross Point changed ownership in a \$227 million transaction. The new owner is CH LH CrossPoint Owner, LLC, a partnership incorporated in Delaware. Therefore, I respectfully request that the City Council approve amending the TIF Agreement by replacing "CP Associates, LLC" with "CH LH CrossPoint Owner LLC" to reflect the new ownership. All steps will be taken to ensure that CH LH CrossPoint Owner LLC adheres to the same obligations and receives the same rights under this Tax Increment Financing Agreement. In addition to a proposed Vote to amend the agreement, please find the proposed amendment to the TIF attached.

Sincerely,

Eileen M. Donoghue
City Manager

EMD/ns
Attachment

cc: Peter Milano, Senior Director, Business Development, MOBD
Diane N. Tradd, Assistant City Manager/ DPD Director
Andrew Shapiro, AICP, Director of Economic Development