

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager to enter into a Land Disposition Agreement with Lupoli Companies, LLC, regarding properties located at 291, 330, 341.1, 341.2 and 341.3 Jackson Street, otherwise known as Parcels 1, 2, 3A, 4 and 5 in the Hamilton Canal Innovation District, within the Jackson/Appleton/Middlesex (JAM) Urban Revitalization and Development Project area and to consummate the sale and disposition of said properties.

The JAM Urban Revitalization and Development Project (Plan) was approved and accepted by the City Council by Vote dated March 28, 2000, which Plan was further approved by the Department of Housing and Community Development of the Commonwealth of Massachusetts on November 2, 2000, which plan, as amended, is incorporated herein by reference and a copy is on file with the office of Department of Planning and Development; and

In furtherance of the Plan certain designated properties within the JAM Urban Revitalization Development Project are suitable for disposition by the City of Lowell for redevelopment subject to the terms and provisions of the Plan; and

The proposed redeveloper, Lupoli Companies, LLC, has provided to the City a design concept for Parcels 1-5 in the Hamilton Canal Innovation District. Lupoli Companies design concept would create a dynamic mix of uses, and would include components that are reflective of an authentic urban destination that has been thoughtfully designed by the City; and

The City of Lowell has determined that Lupoli Companies, LLC has the qualifications and financial resources to complete the development of these parcels in accordance with the Plan; and

The City of Lowell is desirous to transfer the properties located at 291, 330, 341.1, 341.2 and 341.3 Jackson Street, otherwise known as Parcels 1, 2, 3A, 4 and 5 to Lupoli Companies LLC, but subject to the Land Disposition Agreement.

Disposition under an approved Urban Revitalization and Development Plan is exempt from the provisions of Mass. G.L. Chapter 30B. Additionally this disposition must be approved by the Massachusetts Department of Housing and Community Development (DHCD); and

The City Manager recommends to the City Council that the City enter into a Land Disposition Agreement with Lupoli Companies, LLC of said properties under the conditions and provisions in the proposed Land Disposition Agreement and such other conditions as the City Manager deems in the best interest of the City of Lowell.

BE IT VOTED BY A TWO-THIRDS VOTE:

That in furtherance of the JAM Urban Revitalization and Development Project (Plan), in the name of the City of Lowell, acting in its capacity as a Redevelopment Authority pursuant to Chapter 353 of the Acts of 1976, the City Manager is authorized to execute and to enter into a Land Disposition Agreement with Lupoli Companies, LLC, or such nominee as approved by the City Manager, for the properties located at 291, 330, 341.1, 341.2 and 341.3 Jackson Street, Lowell otherwise known as Parcels 1, 2, 3A, 4 and 5 consistent with the conditions and provisions in this vote; and

BE IT FURTHER VOTED:

That the City of Lowell, acting in its capacity as a Redevelopment Authority, hereby authorizes the City Manager to consummate the transfer of these properties at 291, 330, 341.1, 341.2 and 341.3 Jackson Street, Lowell, otherwise known as Parcels 1, 2, 3A, 4 and 5, and to execute and deliver a deed and any and all other documents of conveyance related to the transfer and disposition of the aforementioned properties, on such terms and conditions as the City Manager deems in the best interest of the City of Lowell and as provided in the Land Disposition Agreement. For purposes of calculating the amount of pro-forma taxes to be collected by the City pursuant to MGL c. 44, §63A, the current assessed value shall be used in said calculations.

BE IT FURTHER VOTED:

That upon conveyance, the Vote, Land Disposition Agreement, Deed and any and all related documents and plans shall be duly recorded in the Registry of Deeds, all at the expense of the grantee.

V:revit/lupoli/



Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

October 13, 2020

Mayor John J. Leahy
and
Members of the City Council

REFERENCE: PROPOSED LAND DISPOSITION AGREEMENT FOR PARCELS 1-5 IN THE
JAM URBAN REVITALIZATION AND DEVELOPMENT PLAN

Dear Mayor Leahy and Members of the City Council:

Attached please find a Vote authorizing the City Manager to enter into a Land Disposition Agreement (LDA) for 291, 330, 341.1, 341.2 and 341.3 Jackson Street, otherwise known as Parcels 1, 2, 3A, 4 and 5 in the Hamilton Canal Innovation District with Lupoli Companies, LLC. This Vote is an administrative requirement and subject to the approval of the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

Lupoli Companies and the City have continued to discuss how the proposed development project would further the goals and objectives of the JAM Urban Revitalization and Development Plan. The approval of this LDA by the City Council and DHCD will enable the redevelopment of the remainder of the south side of the HCID, and will add new employment opportunities and new market-rate housing into the neighborhood, as was intended in the JAM Plan. I respectfully request that the City Council authorize the City Manager to enter into a Land Disposition Agreement with Lupoli Companies, LLC.

Sincerely,

Eileen M. Donoghue
City Manager

EMD/ns

Attachment

cc: Diane N. Tradd, Assistant City Manager/DPD Director
Christine P. O'Connor, City Solicitor
Joseph Giniewicz, Urban Renewal Project Manager