



Lowell City Council

Economic/Downtown Dev. SC

Michael Q. Geary
City Clerk

Date: March 26, 2024
Time: 5:30 PM
Location: City Council Chamber/Zoom (Hybrid)
City Hall – Lowell, Ma.

PRESENT:

Present on Roll Call were Chairman Jenness, C. Leahy and C. Nuon. Also present were C. Gitschier, Manager Golden, Jr., Julie Chen (UML Chancellor), C. Scott, City Solicitor Williams, Conor Baldwin (CFO), C. Yem and Yovani Baez-Rose (DPD).

MEETING CALLED TO ORDER:

C. Jenness called the meeting to order noting those in attendance and purpose of meeting.

ORDER OF BUSINESS:

C. Jenness introduced Chancellor Chen to outline the proposed UML project. Chancellor Chen presented a power point presentation entitled the "Lowell Innovation Network Corridor – LINC" The presentation outlined the history of UML in the City and that project was a public/private endeavor which would have an economic impact on jobs, housing and tax revenues. The presentation noted the three phases of the project which included business development, student housing and professional housing. Chancellor Chen indicated the developer is Wexford Development who have been in the industry for many years and have done the proposed urban village focus. Chancellor Chen commented on the advantage of UML partnerships and that the City offered many benefits including proximity to Boston, less expensive housing, as well as cultural and economic growth. Chancellor Chen noted that a goal of the project is to retain students in this area as it will create many opportunities after graduation. Chancellor Chen noted that there is a Phase 0 on the project which is filling the Wannalancit Mills which will begin this summer to jump start the remaining phases. Chancellor Chen noted funding on the entire project is 80% private and 20% public. C. Nuon noted project was exciting and that the developer has experience in the design and noted concerns with traffic. Chancellor Chen recognized the traffic concerns and indicated that federally funded infrastructure changes could be part of the project and that the use of motor vehicles would diminish has the living quarters



would be close to workspace and downtown. C. Mercier commented on the benefits of UML properties and was concerned with tax revenues. Chancellor Chen outlined the increase in tax dollars to the City regarding this proposal. C. Gitschier noted the area is perfect for development and that the Post Office site may be of benefit as well and further noted the co-op piece to the proposal. C. Yem indicated it was an exciting project with benefits to the Acre as well as other neighborhoods. C. Scott recognized the need to keep graduates in the City and was supportive of the project. C. Scott commented on job creation both temporary and permanent. C. Leahy lauded the housing piece as it is needed, and it will open up other residential properties as well as keep graduates in the City. C. Jenness noted it was a transformative project which would benefit all of the Merrimack Valley in addition to Lowell and that continued engagement is encouraged.

The meeting was open to public and Danny Williams and Young Lee addressed the council regarding jog opportunities.

ADJOURNMENT:

Motion to Adjourn by C. Nuon, seconded by C. Leahy. So voted.

Meeting adjourned at 6:09 PM.

Michael Q. Geary, City Clerk
