

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

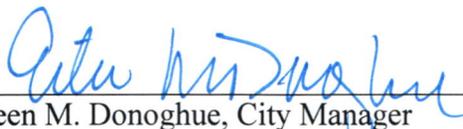
LOAN ORDER  
(Parking Garage)

To borrow \$35,400,000 for the purpose of financing the construction of a parking garage and any related architectural and engineering services and site work in connection therewith and any costs incidental and related thereto in the City of Lowell.

IT IS ORDERED BY THE CITY COUNCIL OF THE CITY OF LOWELL BY A TWO-THIRDS VOTE as follows:

That the sum of \$35,400,000 is appropriated for the purpose of financing the construction of a parking garage and any related architectural and engineering services and site work in connection therewith, and any costs incidental and related thereto; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow \$35,400,000 and issue bonds or notes therefor under G.L. c.44 or any other enabling authority; that while debt service on such bonds and notes shall be payable in the first instance from the Garage Enterprise Fund, such bonds or notes shall be general obligations of the City; that the City Manager is authorized to contract for and expend any federal or state aid available for the project; that the City Manager is authorized to take any action necessary to carry out the projects; that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify any or all of the bonds under G.L. c.44A and to provide such information and execute such documents as such board may require for these purposes; and that any premium received upon the sale of any bonds or notes approved by this loan order, or upon the sale of any other bonds or notes approved by any other loan order of the City adopted prior to the date of this loan order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Order recommended and introduced by:

  
Eileen M. Donoghue, City Manager



Eileen M. Donoghue  
City Manager

May 23, 2018

Mayor William J. Samaras  
And  
Members of the Lowell City Council

Dear Mayor Samaras and Members of the Lowell City Council,

Enclosed is a vote to authorize a loan order in the amount of \$35.4 million to fund the construction of the Hamilton Canal Innovation District (HCID) Garage. In the Fiscal Year 2017 Capital Plan, \$1 million was authorized by the Council to fund the design and on March 21, 2017, the City Council appropriated an additional \$1.2 million to complete the financing plan for the design phase of the project.

The City of Lowell has embarked on this ambitious project to spur redevelopment of the HCID near the heart of Downtown Lowell. To be successful, that redevelopment will require an adequate supply of parking. The Commonwealth of Massachusetts is currently constructing a new Judicial Center in the HCID which will generate additional parking demand. To spark this development and service the Judicial Center, the city has decided to move forward with construction of a new parking structure. Walker Consultants and a team of sub-consultants have nearly completed 100% Construction documents. The parking structure will be 335,000 square feet, contain approximately 940 parking spaces, and will be located on Parcel 14 in the HCID.

A presentation was delivered to the Council on May 22, 2018 and the project team, including the consultants, reviewed the design development and the detailed schematic design for the structure. The vote to fund this project presents represents a key milestone in the economic development strategy of the City of Lowell and the key to the future development in the HCID. The debt service on the construction bonds will be funded by the Parking Enterprise and my finance team has been built into the fund's long-term forecast. If approved, the funding will be available July 1<sup>st</sup> of 2018 and will afford the project team to stay on the current project schedule, with construction to begin by October of calendar year 2018 and completed by the end of calendar year 2019.

Sincerely,

  
Eileen M. Donoghue  
City Manager

CC: Conor Baldwin, Chief Financial Officer