



# City of Lowell – Community Preservation Committee

---

## Community Preservation Committee Meeting Minutes

Thursday, September 21, 2023, 6:30p.m.

Conducted in-person and via zoom

**Note:** These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)

### Members Present

Adam Baacke, Chair

Yovani Baez-Rose, Member

Lloyd DeJesus, Member

Troy Depeiza, Member

Ryan Rourke, Member

### Members Absent

Brad Buitenhuis, Member

Sinead Gallivan, Member

Phil Shea, Member

### Others Present

Dylan Ricker, Associate Planner

---

A quorum of the Committee was present. Chairman Baacke called the meeting to order at 6:30PM.

### I. Minutes for Approval

6/15/2023 meeting minutes

T. Depeiza motioned, and R. Rourke seconded the motion to approve the meeting minutes. The motion passed unanimously, (5-0).

### II. Continued Business

### III. New Business

#### Public Hearing – Community Preservation Plan

Committee and public comments to assess and prioritize City assets, opportunities, and challenges related to the Community Preservation Act (CPA). Input will be used to inform the City of Lowell Community Preservation Plan which will guide the Committee on CPA funding decisions.

#### Public Comments:

None

#### Discussion:

None

#### Eligibility Application – Mass Mills IV

An application has been submitted by Mullins Management Co. Seeking \$1,500,000 of CPA funds for a Community Housing and Historic Preservation project. The applicant seeks to rehab the historic mill building in the Massachusetts Mills complex and convert the property to contain (82) affordable units. The applicant is currently seeking an eligibility determination.

On Behalf:

John Clark, Applicant's Representative

J. Clark explained the proposed project to redevelop the remaining two buildings in the Massachusetts Mills complex. J. Clark said the project will be entirely affordable and will rehab the historic buildings. J. Clark said the project includes historic preservation and affordable housing and they will be applying for federal and state tax credits.

Discussion:

None

Motion:

T. Depeiza motioned, and R. Rourke seconded the motion to approve the eligibility. The motion passed unanimously, (5-0).

Eligibility Application – 150 Middlesex Street

An application has been submitted by Julio C. Rodriguez seeking \$1,000,000 of CPA funds for a Historic Preservation project. The applicant is seeking to rehab the historic 'Hamilton School House' and convert the property to a (9) unit residential building. The applicant is currently seeking an eligibility determination.

On Behalf:

None

Discussion:

None

Motion:

T. Depeiza motioned, and R. Rourke seconded the motion to approve the eligibility. The motion passed unanimously, (5-0).

Eligibility Application – Powers House Revitalization Project

An application has been submitted by Thomas G. Underwood seeking \$190,000 of CPA funds for a Historic Preservation project. The applicant is seeking to rehab the historic 'Powers House'. The applicant is currently seeking an eligibility determination.

On Behalf:

None

Discussion:

None

Motion:

T. Depeiza motioned, and R. Rourke seconded the motion to approve the eligibility. The motion passed unanimously, (5-0),

#### Eligibility Application – Project Vlahos

An application has been submitted by 199 Market Street, LLC seeking \$265,000 of CPA funds for a Historic Preservation project. The applicant is seeking to rehab the historic property at 199-201 Market Street and convert the property to a mixed-use property. The applicant is currently seeking an eligibility determination.

#### On Behalf:

Gregory Lamarre-Anderson, Applicant

G. Lamarre-Anderson said his intention is to restore the historic building. G. Lamarre-Anderson said they want to work to improve Lowell and improve the historic downtown. G. Lamarre-Anderson said they are seeking support to bring the property back to its original condition.

#### Discussion:

T. Depeiza asked how many units would be included. G. Lamarre-Anderson said there would be 2 residential units and 1 commercial unit.

A. Baacke explained that only portions of the proposal would be eligible for CPA Historic Preservation funds.

#### Motion:

T. Depeiza motioned, and R. Rourke seconded the motion to approve the eligibility. The motion passed unanimously, (5-0).

#### Eligibility Application – Transfiguration Tower Restoration Project

An application has been submitted by Transfiguration Greek Orthodox Church seeking \$400,000 of CPA funds for a Historic Preservation project. The applicant is seeking to rehab the existing towers at the church. The applicant is currently seeking an eligibility determination.

#### On Behalf:

Philip Elliopoulos, Applicant's Representative

P. Eliopoulos said the church will be celebrating its 100<sup>th</sup> anniversary. P. Eliopoulos said they are focusing on just the tower in their CPA application as this is the largest cost to the church restoration. P. Eliopoulos said they intend to raise funding on their own, and CPA funds would support the effort.

#### Discussion:

A. Baacke said the property is not currently listed on the National or State Register of Historic Places, however the Lowell Historic Board voted to determine the property is historically significant to Lowell and noted that the building is old enough to be on the National Register of Historic Places. A. Baacke noted there are restrictions on what the funds can be used for and the funds cannot be used for religious iconography or religious features of the building.

P. Eliopoulos said the stained glass windows also need work, however this was excluded from the application to avoid funding going toward religious features. P. Eliopoulos said they will work with the Historic Board to be put on the state register.

#### Motion:

R. Rourke motioned, and T. Depeiza seconded the motion to approve the eligibility. The motion passed unanimously, (5-0).

#### Eligibility Application – Suffolk Place

An application has been submitted by Acre Crossing, LLC seeking \$850,000 of CPA funds for a Community House and Open Space project. The applicant is seeking to construct affordable housing and open space to include a pocket park and walkway along the canal. The applicant is currently seeking an eligibility determination.

On Behalf:

Steve Joncas, Applicant's Representative

S. Joncas noted the progress of the prior Acre Crossing project. S. Joncas said the applicant has a purchase agreement for the Suffolk Place property. S. Joncas explained the current conditions of the property. S. Joncas said the new building will have 33 affordable units with a mix of 1- and 2-bedrooms and would have a first floor commercial space. S. Joncas said the open space is a preliminary idea that would close Suffolk Street to create a park that would take advantage of the canal portion.

S. Joncas said they are requesting CPA funding given the increased costs including increased land costs. S. Joncas said the funds would help lower the costs of the units.

Discussion:

None

Motion:

T. Depeiza motioned, and L. DeJesus seconded the motion to approve the eligibility. The motion passed unanimously, (5-0).

Community Preservation Coalition Dues

The Community Preservation Coalition provides technical assistance and outreach on behalf of local Community Preservation Committees. The Lowell CPC will vote on annual dues for membership with the coalition.

Discussion:

A. Baacke explained the role of the Community Preservation Coalition, and the dues.

Motion:

R. Rourke motioned, and T. Depeiza seconded the motion to approve the dues. The motion passed unanimously, (5-0).

**IV. Other Business**

Extension Request – CTI: A Place to Live

The City of Lowell is requesting a 2-year extension be granted for the CTI: A Place to Live CPA grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until March 2023.

Extension Request – Acre Crossing

The City of Lowell is requesting a 2-year extension be granted for the Acre Crossing grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until December 2022.

Extension Request – Clemente Park

The City of Lowell is requesting a 2-year extension be granted for the Clemente Park grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until February 2023.

Extension Request – Rollie's Farm

The City of Lowell is requesting a 2-year extension be granted for the Rollie's Farm grant agreement. The grant agreement expires in July 2023, the City is requesting this be extended as the agreement was not yet active.

Extension Request – City Hall Stained Glass

The City of Lowell is requesting a 2-year extension be granted for the City Hall Stained Glass grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not yet active.

Extension Request – OnePlus Lowell

The City of Lowell is requesting a 2-year extension be granted for the OnePlus Lowell grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until December 2022.

Extension Request – Downtown Lowell Building Restoration Fund

The City of Lowell is requesting a 2-year extension be granted for the Downtown Lowell Building Restoration Fund grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until December 2022.

Extension Request – 555 Merrimack Street

The City of Lowell is requesting a 2-year extension be granted for the 555 Merrimack Street grant agreement. The grant agreement expired in July 2023, the City is requesting this be extended as the agreement was not active until December 2022.

Discussion:

A. Baacke summarized the reasoning for the extension requests, and expressed support for considering each together.

Motion:

Y. Baez-Rose motioned, and T. Depeiza seconded the motion to bundle the extension requests into one motion. The motion passed unanimously, (5-0).

T. Depeiza motioned, and R. Rourke seconded the motion to approve the extension requests. The motion passed unanimously, (5-0).

**V. Notices**

**VI. Further Comments from Community Preservation Committee Members**

**VII. Adjournment**

T. Depeiza motioned and R. Rourke seconded the motion to adjourn the meeting. The time was 7:09PM.