



City of Lowell – Community Preservation Committee

Community Preservation Committee Meeting Minutes

Thursday, May 26, 2022, 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

Members Present

Adam Baacke, Chair
Francesca Cigliano, Member
Brad Buitenhuys, Member
Christine McCall, Member
Sinead Gallivan, Member
Sidney Liang, Member
Troy Depeiza, Member
Philip Shea, Member
Ryan Rourke, Member

Members Absent

None

Others Present

Serena Gonzalez, Assistant Planner

A quorum of the Committee was not present. A. Baacke called the meeting to order, the time was 6:30pm.

I. Minutes for Approval

February 17, 2022 Meeting Minutes

C McCall motioned to approve the minutes, seconded by F Cigliano. Approved unanimously (8-0). B Buitenhuys not present yet.

II. Continued Business

Public Hearing: 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.

On Behalf:

None

Speaking In Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

None

III. New Business

MVHP Condition Appeal: MVHP has submitted a letter appealing the affordability restriction on the One+Lowell project.

On Behalf:

Cathy Mercado - MVHP

Speaking In Favor:

None

Speaking in Opposition:

None

Discussion:

A Baacke says that the CPC is requiring similar recapture for similar projects. He said that the loan recipients would not be limited to affordable homes, the restriction would create an affordability restriction on the property purchased. It is not intended to limit the properties loan recipients can purchase. He said that if the homes bought with the CPA money were to be sold within 5 years that the money would be repaid to the CPA.

P Shea asked if the committee has limitations that they need to pay attention to. A Baacke said that affordable housing projects must have an affordability restriction.

B Buitenhuis said that the recaptured funds should go back to the CPA.

C McCall said that the recaptured funding should go back to the CPA but is open to lifting the affordability restriction because it makes it difficult for One+Lowell recipients to create generational wealth.

C Mercado says that the affordability restriction will make the program less successful than the one in Boston.

F Cigliano agreed that the affordability restriction would impact the success of the program.

S Liang said he is in favor of lifting the affordability restriction.

T Depeiza said that the affordability restriction should be lifted.

Motion:

B Buitenhuis motioned to remove the affordability restriction, seconded by F Cigliano. Passed unanimously (9-0).

Annual CPA Budget Appropriation Vote: Vote on the appropriation of CPA funds for Fiscal Year 2023.

On Behalf:

None

Speaking In Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

B Buitenhuis motioned to recommend to the Lowell City Council to appropriate or reserve from Community Preservation Fund annual revenues or available funds for committee administrative expenses, debt service, community preservation projects and other expenses in Fiscal Year 2023, with each item to be considered a separate appropriation. Seconded by S Gallivan. Passed unanimously (9-0).

Elect New Vice-Chair: Committee will vote to elect a new Vice-Chair to replace Member Slagle.

Speaking In Favor:

None

Speaking in Opposition:

None

Discussion:

F Cigliano said that C McCall should be the vice-chair.

Motion:

F Cigliano motioned to elect Member McCall as the Vice-Chair, seconded by B Buitenhuis. Passed unanimously (9-0).

Review Community Preservation Plan Update: Review the updated Community Preservation Plan which lays out goals for CPA projects in the City for FY2023 based on results gathered from community outreach.

On Behalf:

None

Speaking In Favor:

None

Speaking in Opposition:

None

Discussion:

None

Motion:

F Cigliano motioned to accept the changes to the Lowell CPA plan, seconded by B Buitenhuys. Passed unanimously (9-0).

IV. Other Business

V. Notices

VI. Further Comments from Community Preservation Committee Members

VII. Adjournment

B Buitenhuys motioned to adjourn, seconded by R Rourke . Passed unanimously(9-0). Meeting adjourned