



Lowell City Council

Economic/Downtown Dev. SC **ECONOMIC DEVELOPMENT SC**

Michael Q. Geary
City Clerk

Date: April 7, 2026
Time: 5:30 PM
Location: City Council Chamber/Zoom (Hybrid)
375 Merrimack St., Lowell, Ma.

PRESENT:

Present on Roll Call were Chairman Robinson, C. Juran and C. McDonough. Also present were Austin Ball (Asst. CFO), Maria Dickinson (DPD), Camilo Espitia (DPD), Allison Carter (DPD) C. Mercier, C. Nuon, C. Scott, Manager Golden, Jr. and Yovani Baez-Rose (DPD).

MEETING CALLED TO ORDER:

C. McDonough called the meeting to order introducing the presentation entitled "TIF & TIE".

ORDER OF BUSINESS:

Ms. Baez-Rose began presentation describing what a Tax Increment Finance (TIF) and Tax Increment Incentive (TIE). Ms. Dickinson outlined the three existing programs offering the above as Massachusetts Economic Development Incentive Program (EDFIP); Housing Development Incentive Program (HDIP); and Urban-Center Housing Program Tax Increment Finance (UCH-TIF). Ms. Dickinson noted that the HDIP had a standing offer approved by the City Council. Ms. Dickinson noted that the value used is not a base value but an incremental value and provided examples of those. C. Juran questioned the tax formula used. Ms. Dickinson noted that all agreements are in compliance with the regulations by the



State and City. C. Robinson questioned reporting obligations. Ms. Baez-Rose outlined the reporting requirements. Ms. Dickinson noted that by community comparisons the City takes a conservative approach. C. Juran noted Council approval on all agreements. C. Robinson questioned if packages could be enhanced. Ms. Baez-Rose commented on the different paths that could go. Mr. Espitia commented on the community benefit incentives involved; including hiring, open space, home buyer assistance, units, maintenance, infrastructure, and vacant conversion. C. Robinson questioned if those incentives could be enhanced. C. Juran noted the need to have flexibility in programs. Ms. Baez-Rose noted that communities vary in their program. C. Juran questioned enforcement policies if not in compliance. Ms. Baez-Rose noted that if not in compliance tax incentives cease immediately. C. McDonough noted need for further meeting to enhance program with out of box ideas if applicable. C. Robinson then opened meeting up to public with no response.

ADJOURNMENT:

Motion to Adjourn by C. Juran, seconded by C. McDonough. So voted.

Meeting adjourned at 6:15 PM.

Michael Q. Geary, City Clerk
