

CITY OF LYNN

City Council Meeting, December 16, 2025
Council President John M. Walsh

10 Councilors Present (Councilor Net Absent).

Moment of Silence.

Pledge of Allegiance

Motion made by Councilor Field and seconded by Councilor LaPierre to accept the Meeting Minutes of December 9, 2025

Motion carried.

Council President Walsh announced that Councilor Hong is away on a scheduled vacation with his Family.

COMMUNICATION FROM HIS HONOR THE MAYOR:

Dear Councilors:

Pursuant to Section 3-4 of the Lynn City Charter, I designate John P. Slattery, Esq, to perform the duties of the office of City Solicitor on a temporary basis. I certify that said person is qualified to perform the duties which will be required and that I make this designation solely in the interests of the City of Lynn.

Sincerely, Mayor Jared C. Nicholson

Motion made by Councilor Field and second by Councilor Chakoutis to accept for the files

Motion carried.

COMMITTEE REPORTS:

Report of the December 16, 2025 Committee on Public Property and Parks recommending the following:

Ordered to allow the "Richie Viger's People's Parade" to place Porta-Potties at 2 State Street on December 24, 2025.

Motion made by Councilor Alinsug and seconded by Councilor LaPierre to grant.

Motion carried by the following yea and nay vote:

9 YES 0 NO (Councilor Net absent; Councilor Walsh absent at vote).

Request to use the City Hall Foyer on Tuesday, February 10, 2026 to host the Local Black Excellence Awards Program at 6:00 pm.

Motion made by Councilor LaPierre and seconded by Councilor Alinsug to grant.

Motion carried by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent)

Discussion re: Proposed RFP – 100 Willow Street and 57-61 Liberty Street

Motion made by Councilor Megie-Maddrey and seconded by Councilor Chakoutis to add Amendments to the RFP for 100 Willow Street and 57-61 Liberty Street as follows:

Add language to page 31 of the RFP to require language in the Development Agreement that states that the affordability restriction on the units on Liberty Street will run in perpetuity.

Add language to page 31 of the RFP

to require language in the Development Agreement that would require the successful bidder to house the soup kitchen for a period of 99 years by adhering to the re-recording provisions of M.G.L. c. 184, Section 27(b).

Add language of the RFP to include the following language: It is the preference of the City of Lynn that the Successful Bidder/Purchaser retain My Brother's Table and Health Innovations, Inc. as long-term tenants or at least until the organizations secure suitable alternative/replacement locations.

Add language to amend the language on Page 9 of the RFP under Development Concept to read: Fourth Bullet: Contemplated rents for the soup kitchen as well as alternative uses proposed by the Successful Bidder/Purchaser and plan for maintaining affordability without excessive rent increases for the soup kitchen and other long term not for profit tenants.

To Amend Page 13 Section V of the RFP 2nd paragraph last two sentences to read: A copy of the expired Lease is attached hereto. The following use expectation shall be incorporated in a Deed Restriction or a use restriction accompanying the Deed to be executed by the successful Bidder/ Purchaser:

To Amend Page 13 First Bullet to read: The Successful Bidder/Purchaser shall house a soup kitchen at a minimum of the identical in scale currently utilized by My Brother's Table, with a reasonable number of reserved parking spots necessary for its operation.

To Amend the Last bullet on page 13 to read:

In order to preserve the desired soup kitchen use for the minimum thirty (30) year term, the negotiated lease between the Successful Bidder/ Purchaser and My

Brother's Table, or other qualified soup kitchen operator, shall include a limitation on annual rent increases during the use term, which limitation shall not exceed the annual increase in the United States Bureau of Labor Statistics Consumer Price Index, All Items, Urban Wage Earners and Clerical Workers, Boston (1982-84-100) (the "Index"). The limit should be included in the financial proposal submitted RFP responses and will be negotiated as part of the Development Agreement.

To add a New First full bullet on page 14 to read:

The Successful Bidder/Purchaser be required to grant a right of first refusal to the soup kitchen to buy the Property at fair market value in the event of a sale of the Property or a sale of the Purchaser's interest in the ownership entity.

To add a New 2nd full bullet on page 14 to read:

The Successful Bidder/Purchaser shall be required to maintain a reserve of funds in an amount to be negotiated for any capital improvements, major infrastructure repairs that may be necessary during the use term.

To amend the Next bullet on page 14 to read:

Although the City prefers that the Successful Bidder/Purchaser retain My Brother's Table as a tenant, the Successful Bidder/Purchaser shall not be required to enter into any leasehold relationship with My Brother's Table . . .

To amend Page 22 Item 6 Continuation of Existing Tenancies to read:

It is the strong preference of the City of Lynn that the Successful Bidder/Purchaser continue the tenancies of the existing tenants, Health Innovations, Inc. and My Brother's Table.

Highly Advantageous:

Successful Bidder/Purchaser will commit to entering into a long-term lease with existing ~~tenant~~ tenants, Health Innovations, Inc. and My Brother's Table, and is willing to memorialize such a commitment into a Deed Restriction to be filed with the Essex County Registry of Deeds.

Advantageous:

Successful Bidder/Purchaser will commit to extending the leases of the existing tenants, Health Innovations, Inc. and My Brother's Table, until such time as each entity finds suitable and acceptable alternative space in the City of Lynn.

Unacceptable:

Successful Bidder/Purchaser will not commit to extending the leases of the existing tenants, Health Innovations, Inc. and My Brother's Table, until such time as each entity finds suitable and acceptable alternative space in the City of Lynn.

Motion to highlight language on page 31 of the current draft that it is the specific intent of the City of Lynn to provide affordable housing to persons with household incomes of 30% of the Average Median Income (AMI) or less of the Greater Boston area as defined by the United States Department of Urban Development.

Motion carried.

Motion made by Councilor Chakoutis and seconded by Councilor LaPierre to grant.

Motion carried by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent at vote).

Ordered to use of the City Hall Foyer on Tuesday, February 10, 2026 to host the Local Black Excellence Awards Program at 6:00 p.m.

Motion made by Councilor Chakoutis and seconded by Councilor LaPierre to grant.

Motion carried by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent at vote).

REPORT ACCEPTED.

Report of the December 16, 2025 Committee on Public Safety and Public Health recommending the following to be accepted:

Lauren D'Avella, 7 Lucia Avenue, Revere, MA - **Granted**

Crittenden Thornton, Jr., 31 Burchstead Place, Lynn, MA - **Granted**

REPORT ACCEPTED.

Report of the December 16, 2025 Committee on Ways and Means recommending the following to be accepted:

Transfers laid over from the December 9, 2025 Meeting:

Appropriate the sum of TWO HUNDRED SEVENTY SIX THOUSAND DOLLARS AND ZERO CENTS (\$276,000.00)

From the Account of <u>87075-578000</u> Opioid Stab Fund-Exp	\$276,000.00
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To the Account of <u>87075-530022</u> Opioid Abate Grp-Exp	\$275,550.00
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To the Account of <u>87075-515000</u> Opioid Abate Grp-Exp	\$ 450.00
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To fund Working Group with needed resources.

100K to support SNAP crisis

100K to support increased programming for the Teen Drop in Center

50K to support Temporary Emergency Warming Center for Winter 25-26

16K to support scholarships for Lynn High School Seniors

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Transfer the sum of SEVEN THOUSAND THREE HUNDRED FIFTY FOUR DOLLARS AND FOUR CENTS (\$7,354.04)

From the Account of 0149052-530000 Parking-Exp \$7,354.04

To the Account of 0149052-578017 Parking-Bill of PY \$7,354.04

To fund invoice received after clean up warrant done and FY end close process began.

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Transfer the sum of TWO THOUSAND EIGHT HUNDRED SIXTY TWO DOLLARS AND TWENTY FOUR CENTS (\$2,862.24)

From the Account of 0124152-524000 ISD-Exp \$2,862.24

To the Account of 0124152-578017 ISD-Bill of PY \$2,862.24

To fund invoice received after clean up warrant done and FY end close process began.

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Transfer the sum of FIVE HUNDRED EIGHTEEN DOLLARS AND ZERO CENTS (\$518.00)

From the Account of 0124152-524008 ISD-Exp \$518.00

To the Account of 0124152-578017 ISD-Bill of PY \$518.00

To fund invoice received after clean up warrant done and FY end close process began.

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.
WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Transfer the sum of TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)	
From the Account of <u>0113252-578000</u> Reserve-Exp	\$10,000.00
To the Account of <u>0112152-578009</u> Mayors-Exp	\$10,000.00

To fund anticipated expenses for the remainder of FY26.

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.
WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$125,000.00) as allotted to the City of Lynn Police Department by the Massachusetts Department of Public Health (DPH) to support LPD with Mental Health & Substance use disorder services within the City of Lynn. This is an FY26 Earmark designated by our local delegation. Grant Period is 12/16/2025 – 06/30/2026

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.
WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of THIRTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$35,000.00) as allotted to the City of Lynn Police Department by the Massachusetts Department of Public Health (DPH) to support LPD Behavioral Health Unit within the City of Lynn. This is an FY26 Earmark designated by our local delegation. Grant Period is 12/16/2025 – 06/30/2026

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of FOUR MILLION EIGHT HUNDRED EIGHTY THREE THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS (\$4,883,200.00) as allotted to the City of Lynn Office of Capital Projects by the Massachusetts Clean Energy Technology Center (MassCEC) to support clean energy infrastructure that improves energy efficiency, reduces carbon emissions, or mitigates impacts of climate changes through the Green School Works Program. MOU Period 10/31/2025 – 12/31/2030

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of ONE MILLION EIGHT HUNDRED THIRTY THREE THOUSAND DOLLARS AND ZERO CENTS (\$1,833,000.00) as allotted to the City of Lynn School Department by the Department of Elementary & Secondary Education (DESE) for FY26 FC592 PRISM Grant Program. Grant Period 07/01/25-06/30/26

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00) as allotted to the City of Lynn School Department by the Mass Cultural Council (MCC) for the FY26 Creative Experience Grant Program. Grant Period 07/01/25-06/30/26

Washington STEM 5,000.00

Pickering Middle 5,000.00

Breed Middle 5,000.00

Thurgood Marshall 5,000.00

LPS-Admin 5,000.00

Frederick Douglas 5,000.00

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of FORTY NINE THOUSAND DOLLARS AND ZERO CENTS (\$49,000.00) as allotted to the City of Lynn School Department by the Department of Elementary & Secondary Education (DESE) for FY26 FC598 MyCAP Plan & Implementation Grant Program. Grant Period 10/20/25-06/30/26

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following yea and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00) as allotted to the City of Lynn School Department by

the Department of Elementary & Secondary Education (DESE) for FY26 FC794 Hate Crimes Prevention Grant Program. Grant Period 08/19/25-06/30/26

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Certify as an "Available Fund" the amount of FIFTEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00) as allotted to the City of Lynn School Department by the Department of Elementary & Secondary Education (DESE) for FY26 FC436 Innovative Career Pathways Grant Program. Grant Period 08/26/25-06/30/26

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Ordered that pursuant to Massachusetts General Laws Chapter 44, Section 53A, the City of Lynn hereby accepts a gift from the Committee to Elect Gordan "Buzzy" Barton in the amount of \$10,690.12.

Motion made by Councilor Field and seconded by Councilor Chakoutis to Grant.

WHEREAS, A Special Emergency exists involving the peace, health and safety of the people or their property in the City of Lynn.

THEREFORE BE IT VOTED BY THE LYNN CITY COUNCIL THAT THE FOREGOING CONSTITUTES AN EMERGENCY.

Emergency Preamble was adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

Emergency Order was then adopted by the following ye and nay vote:

10 YES 0 NO (Councilor Net absent).

REPORT ACCEPTED

Report of the December 16, 2025 Committee on Licensing recommending the following to be accepted:

TAXI OPERATOR – NEW

Castro, Yunion - 20 Union St. - **Granted**

Perez Lopez, Fermin – 64 Jefferson St. - **Granted**

TAXI OPERATOR- NEW (Tabled December 9, 20205)

Delgado Gonzalez Jairo – 12 Rogers Ave. - **DENIED**

AUTO REPAIR/FLAMMABLE LICENSE– NEW OWNER - Granted

180 Commercial St., Lou’s Custom Exhaust-Eric Turgeon

AUTO REPAIR/FLAMMABLE – NEW (Tabled December 9, 2025)

1127 Western Ave. Palma Boston Repair Inc. David H. Milian owner- **Granted**

CLASS I AUTO DEALER/AUTO REPAIR/FLAMMABLE

715 Lynnway, Pride Chevrolet- **Granted**

793 Lynnway, Pride Kia of Lynn Inc. - **Granted**

CLASS II AUTO DEALER/AUTO REPAIR – RENEWAL

64 Bennett St., Radikal Motors Group- **Granted**

71-79 Bennett St., Saugus Auto Craft/Len’s Auto Sales- **Granted**

106 Chestnut St., Lynn Auto Center and Repair Corp. - **Granted**

171 Commercial St., Willy V. Motorsports, Inc. - **Granted**

44 Marion St., Marion St. Auto Body- **Granted**

358 Summer St., Top Gear Cars LLC- **Granted**

1147 Western Ave., Osaka Auto Sales- **Granted**

CLASS III AUTO DEALER/AUTO REPAIR – RENEWAL

480 Lynnway, Harbor Auto Sales Co., Inc. - **Granted**

OLD GOLD LICENSE-RENEWAL

119 Broad St., Marcelino Jewelry- **Granted**

51-53 Central Sq., Omar & Oscar Jewelry (Prendas Inc.) - **Granted**

508 Lynnway, Lynnway Tools & Collectibles- **Granted**

32 Market Square, The Pawn Shop at Market Square- **Granted**

62 Market St., All Checks Cashed- **Granted**

857 Western Ave., Phnom Penh Jewelry- **Granted**

PAWN LICENSE-RENEWAL

119 Broad St., Marcelino Jewelry- **Granted**

51-53 Central Sq., Omar & Oscar Jewelry (Prendas Inc.) - **Granted**

32 Market Square, The Pawn Shop at Market Square- **Granted**

SECOND – HAND LICENSE-RENEWAL

119 Broad St., Marcelino Jewelry- **Granted**

51-53 Central Sq., Omar & Oscar Jewelry (Prendas Inc.) - **Granted**

32 Market Square, The Pawn Shop at Market Square - **Granted**

31 Stetson St., The Loft At Stetson- **Granted**

857 Western Ave., Phnom Penh Jewelry - **Granted**

OTHER BUSINESS

REPORT ACCEPTED.

Motion made by Councilor Field and seconded by Councilor McClain to adjourn.

Notice of this meeting was posted in the City Clerk's Office at least forty-eight (48) hours in advance.

A True Copy Attest:

A handwritten signature in cursive script that reads "Janet L. Rowe". The signature is written in black ink and is positioned above the printed name of the City Clerk.

CITY CLERK