



Northern Middlesex Council of Governments

NOTICE OF MEETING

A Multi-Disciplinary
Regional Planning
Agency Serving:

Billerica
Chelmsford
Dracut
Dunstable
Lowell
Pepperell
Tewksbury
Tyngsborough
Westford

The next meeting of the **Northern Middlesex Council of Governments (NMCOG)** will be held on **Wednesday, August 2, 2023 at 7:00 p.m.** at **NMCOG Offices, 40 Church St, Suite 200, Lowell, MA 01852** with optional remote access via Zoom. To join this meeting via Zoom, please go to: <https://us02web.zoom.us/j/88101757628?pwd=MIl4dEhJaXFHZERLNHlxZzNOZHN6dz09>. The Meeting ID is: 881 0175 7628 and Passcode is: 439793. If you are joining by phone, dial (646) 558-8656, Meeting ID# 881 0175 7628

AGENDA

- I. Call to Order and Roll Call**
- II. Welcome and Introductions to new NMCOG Council and Staff Members**
- III. Approval of Minutes** – Minutes from June 21, June 24, July 5, 2023 (Vote Required)
- IV. Financial Report and Warrant** - Income and expense statements 6/20/2023-8/1/2023 (Vote Required)
- V. NMCOG Officers' Report** – Executive Director review process and timeline
- VI. Strategic Planning Committee** – Update
- VII. Envision 2050 – the Long-Range Transportation Plan for Greater Lowell 2024-2050**
 1. Public Comment period open
- VIII. Talbot Mills Dam Removal/Concord River Ecological Restoration Project**
 1. Public comments encouraged and accepted until August 9, 2023
- IX. Report of the Executive Director, June/ July 2023**
- X. Community Exchange**
- XI. Reminders and Announcements**
 1. NMCOG Elections
 2. NMCOG Council Meeting – September 20, 2023 at 7:00 PM
 3. NMCOG Annual Meeting – October 18, 2023 at 7:00 PM
- XII. Other Business not known at the time of posting of this agenda**
- XIII. Adjourn**

Andrew N. Deslaurier
Chair

Jennifer M. Raitt
Executive Director

40 Church Street
Suite 200
Lowell, MA
01852-2686

TEL: (978) 454-8021

FAX: (978) 454-8023

www.nmcog.org



Northern Middlesex Council of Governments

CITY/TOWN CLERKS: PLEASE POST PURSUANT TO OPEN MEETING LAW

Please contact Lesley Shahbazian at lshahbazian@nmcog.org with any questions on this agenda.

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Northern Middlesex Council of Governments
40 Church Street, Suite 200
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Minutes from Council Meeting June 21, 2023

I. The June 21, 2023 meeting of the Northern Middlesex Council of Governments (NMCOG) was held hybrid at 40 Church Street, Suite 200, in the conference room and via Zoom. The meeting was called to order by Andrew Deslaurier at 7:00 p.m. The following were in attendance:

Councilors:

- Andrew Deslaurier, Chair, Billerica Select Board
- Mary McBride, Clerk, Billerica Alternate
- Pat Wojtas, MPO Rep, Chelmsford Select Board
- Douglas Bruce, Chelmsford Alternate
- Heather Santiago-Hutchings, Dracut Select Board
- Philippe Thibault, Dracut Alternate
- Chuck Walkovich, Pepperell Select Board
- Joan Ladik, Pepperell Planning Board
- Stephen Themelis, Pepperell Alternate
- Darrin Wizst, Westford Planning Board

Staff:

- Jennifer Raitt, Executive Director
- Kelly Lynema, Deputy Director
- Sara Paz, Finance and Benefits Manager
- Lesley Shahbazian, Executive Assistant

II. Minutes of Meeting: May 17, 2023

The Minutes of the May 17, 2023 meeting were distributed to all Councilors for review. Based on a Motion by Phil Thibault, seconded by Pat Wojtas, on a roll call vote, the Council approved the Minutes of the May 17, 2023 meeting.

**III. Financial Report and Warrant – Income and Expense Statements
5/16/2023 – 6/19/2023**

Sara Paz, Finance and Benefits Manager, presented the Financial Report and the Warrant for review and approval. Based on a Motion by Phil Thibault, seconded by Pat Wojtas, following a roll call vote, the Council unanimously approved the Financial Report and Warrant.

IV. Report of the Finance Committee

Andrew Deslaurier, Chair, presented the Revised FY2024 Budget for review and approval. Ms. Raitt walked through the details of the budget so the new Council members can understand NMCOG sources of revenue. She focused on IT services, rent, and compensation. Andrew Deslaurier commented on the level of transparency with the reporting. There were no questions from the Council. Based on a Motion by Mary McBride and seconded by Darrin Wizst, following a roll call vote, the Council unanimously approved the FY 2024 Budget.

V. Welcome to Kelly Lynema, Deputy Director

Ms. Raitt welcomed and introduced Kelly Lynema, the Deputy Director to the Council. She is very excited to have Kelly starting at NMCOG and described the work that Kelly will be engaged in including public affairs, communications, and overarching project management and team coordination. Kelly highlighted her background and welcomed Council members to reach out to her at any time.

VI. Report of the Executive Director

The Executive Director's Report was distributed for review to the Council in advance of the meeting. Ms. Raitt shared some highlights, including the efforts of various team members:

- The NMCOG website has a new look and Council members should visit nmcog.org to check it out. She thanked Lesley Shahbazian for all her work on the website - making information more accessible and visually appealing.
- Sara Paz is improving our financial work, streamlining our financial processes and forms and making it easier for our staff and communities to understand. She also helped extensively with the FY24 budget and presentation.
- Ms. Raitt is working with the transportation team and preparing for the next MPO meeting. The long-range transportation plan (Envision 2050) was scheduled to be completed in May, but the deadline has been moved to the July MPO meeting. We need more time to present sound data and analysis. Kelly will be working on the documents so they are in great format and easy to read. Ms. Raitt thanked Jessica Boulanger and Shravanthi Gopalan Narayanan for their assistance with completing the LRTP.
- Mark Normandin and Ricardo Machado have been working diligently in the field on all Weights and Measures services, and adding a new community: Tyngsborough to the group, as well as a full year of service for Westford.
- Chris Hayes, Jessica Boulanger, and Kelly Lynema assisted with a grant application to support the regional housing strategy. All NMCOG member

communities provided letters of support and a commitment to work together on the plan, as well as The Lowell Plan and the Middlesex 3 Coalition.

- Dany Garcia Moreno led the process to apply for a new two-year MA Department of Energy Resources grant for Regional Energy Planning Assistance.

Council members asked for us to make sure we continue coordinating with the Nashua Regional Planning Commission as part of the implementation of the long-range transportation plan. Council members were asked for further information about the Agrivoltaic Commission. Ms. Raitt explained that Senator Kennedy asked for a NMCOC staff member engaged in sustainability and environmental efforts to sit on this Senate Commission on removing barriers to future agrivoltaic projects. This is to find agricultural locations to install and increase the state's ability to provide solar as an energy options. Dany will serve on this commission on behalf of NMCOC.

VI. Community Exchange

- **Billerica** – Mary McBride
 - Mary McBride mentioned Billerica just finished the annual neighborhood meetings. They met in four different locations on four different nights. The meeting Mary McBride attended at the new fire station had very good attendance and was very upbeat.
 - Chris Tribou is not in attendance as he is getting married on Friday.
 - School ends tomorrow.
 - Elevator is not working in the library. The staff has been extremely helpful to those who need assistance – 10 more weeks before it is repaired.
 - The AC for the Town Hall has been received and is being worked on now.
- **Billerica** – Andrew Deslaurier
 - Billerica Town Center project is starting up again.
 - There is a \$20 million Boston Road North project – removing utilities, putting in streetscapes, expanding pedestrian bike access and expanding this into the town center. Overall the feedback has been positive.
 - There is a \$60 million DPW facility that is being planned to consolidating all DPW footprint into one building.
 - Billerica voted to support a Pride Day celebration.
 - There was a successful Mass Trails event. Lieutenant Governor attended and they received a 750,000 grant for the very large bike path project.

- **Chelmsford** – Pat Wojtas
 - First Municipal open house and invited the Chairs of all boards and committees in town. They invited the community members to talk one on one to Select Board members and members of these committees to try to recruit more residents to join committees. It was very successful.
 - Standard & Poors has upgrade Chelmsford bond rating to AAA rating.

- **Dracut** – Phil Thibault
 - There was a Town Meeting on June 5th. There were 47 articles and all the zoning articles have been deferred to the fall.
 - \$1 million for a feasibility study for 2 schools. Those studies will begin soon and hopefully completed in June 2024 town meeting
 - Currently in the process of a zone bylaw rewrite – last updated in 1985.

- **Dracut** – Heather served on the Zoning Bylaw Committee for the past year. The community was not ready for changes. More discussion will continue on how to proceed.

- **Pepperell** – Joan Ladik
 - The Town Hall grand ballroom has been renovated and looks beautiful.
 - The Town Planner is leaving June 30th for a position in Westborough.
 - Special Town election was held on the Safety Complex but that was turned town.
 - Town accountant is leaving.

- **Pepperell** – Chuck Walkovich
 - Running into a deficit with the regional school district and the town proposed a vote to approve a prop 2 ½ override to fund the school. It was voted down. A special town meeting will be held to discuss how to fund that.
 - In the process of hiring a new Police Chief.

- **Pepperell** – Steve Themelis
 - Adopt an Island program had 5 applicants, but they are having difficulty finding landscapers to do the work and upkeep on these projects.

- **Westford** – Darrin Wizst
 - The Town approved a big Library expansion
 - Plans for the old fire station failed in the most recent election so the old building stands as is for now.

- Forms the MBTA Communities Planning Committee and the first meeting is in July
- Community meeting with NMCOG to look at some of the distressed properties.

VII. Reminders and Announcements

- NMCOG Council Meeting on July 12, 2023 at 6:30pm – Virtual Only - to vote on the new lease
- NMCOG Council Meeting on August 2, 2023 at 7:00pm

VIII. Other Business not known at the time of this agenda

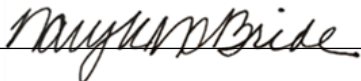
IX. Adjournment

Following a motion made by Phil Thibault and seconded by Darrin Wizst, on a voice vote the Council unanimously adjourned the meeting at 8:15 pm.

CLERK'S CERTIFICATE

I certify that this is a true copy of the Minutes of the meeting of June 21, 2023.

Attest:

_____ 

Mary K. McBride, Clerk

**Northern Middlesex Council of Governments
Chelmsford Public Library
25 Boston Road, Chelmsford**

Minutes from Special Council Meeting June 24, 2023

I. Call to Order and Attendance

The June 24, 2023 special meeting of the Northern Middlesex Council of Governments (NMCOG) was held at the Chelmsford Public Library. The meeting was called to order at 10:00 a.m. Chair Andrew Deslaurier opened the meeting and presided over a Call to Order and Attendance. The following Councilors were in attendance:

- Andrew Deslaurier, Chairman, Billerica Select Board
- Mary K. McBride, Clerk, Billerica Alternate
- Pat Wojtas, MPO Rep, Chelmsford Select Board
- Douglas Bruce, Chelmsford Alternate
- Heather Santiago-Hutchings, Dracut Select Board
- Philippe Thibault, Dracut Alternate
- Jim Wilkie, Dunstable Alternate
- Gerard Frechette, Treasurer, Lowell Planning Board
- Chuck Walkovich, Pepperell Select Board
- Stephen Themelis, Vice Chair, Pepperell Alternate
- Jayne Wellman, Asst. Treasurer, Tewksbury Select Board
- Bruce Rosenberg, Westford Select Board

Staff:

- Jennifer Raitt, Executive Director
- Kelly Lynema, AICP, Deputy Director
- Jessica Boulanger, Transportation Mobility Specialist
- Christopher Hayes, AICP, Housing and Economic Development Manager

II. Strategic Planning Session

The Chair then turned the meeting over to Jennifer Raitt, Executive Director, who facilitated the rest of the meeting. Ms. Raitt reviewed the agenda. Ms. Raitt then reviewed the icebreaker "Getting to Know You". The Council members organized into pairs and shared information about themselves and then reported out a common theme.

Ms. Raitt then shared the prior Group Agreement to determine what behaviors Council members wanted to see or not see exhibited as they worked together during the strategic planning special meeting. The group confirmed that it would be best to continue to use the same agreement as a reference for meeting participants and the facilitator throughout the meeting.

Ms. Raitt then made a presentation about the organization, current Council and staff, its history, key issues identified within the region through meetings that the Director had with individual communities. Ms. Raitt also discussed the structure of

the strategic planning exercise using the SOAR (Strengths, Opportunities, Aspirations, and Results) method. Ms. Raitt also reported out early results of a staff survey conducted as part of the Environmental Scan. She shared that additional interviews and research will be conducted as part of the scan with assistance from the Strategic Planning Committee. In the fall, the organizational mission, values, and priorities will start to be finalized.

The Council then broke into two groups and discussed motivations, aspirations, and partners. The results of those two break out groups are below and the bolded items represent actions that received the highest priority votes from people participating in those respective small group discussions.

	Group 1 – Facilitated by Chris Hayes	Group 2 – Facilitated by Jessica Boulanger
Motivations	<ul style="list-style-type: none"> • Funding • Regionalization – reducing costs, community vision • Master Planning – creating guiding documents • Representation – NMCOG / Lowell Regional Transit Authority (LRTA) 	<ul style="list-style-type: none"> • Greater good – seeing the big picture, especially regarding things like schools, water, sewer • Value of NMCOG • Knowledge source within agency • Foster communications • Improving communities • Social justice – equity, digital equity
Aspirations	<ul style="list-style-type: none"> • Quality of life / livability of our communities • Affordable housing, both Affordable and affordable • Climate / sustainability 	<ul style="list-style-type: none"> • Economic Development and housing • Education and data • Infrastructure • Managing competing interests and political views • Representation and change management
Partners	<ul style="list-style-type: none"> • Federal and state partners – Ch. 70/90 funds (although fed and state are seen as funders, not collaborators) • Other Regional Planning Agencies • LRTA • Chambers of commerce, Middlesex 3 • Town Managers • Each other • Non-profits (CTI, etc.) <p>There were a lot of questions about who the influencers in our</p>	<ul style="list-style-type: none"> • LRTA • Empowering partners • Housing Authorities • Veterans groups • David Hedison / Chelmsford Housing Authority • Councils on Aging • Banks • Greater Lowell Community Foundation • Middlesex 3 • Internal collaboration and joint procurement

	communities currently are, and how to connect with younger, newer residents.	
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Ms. Raitt concluded the meeting by discussing next steps in the strategic planning process, including providing an update about the process in the next newsletter, posting information about the process to the NMCOG website, debriefing with staff and the Strategic Planning Committee, having the SPC help with the environmental scan and then providing a summary of results/ updates at the next Council Meeting on August 2, and sharing progress on the process with the municipal CEO group.

Ms. Raitt thanked the group for their time and input, the Officers, members of the Strategic Planning Committee, and staff in attendance. She then turned the meeting back over to the Chair who thanked the group for attending. The meeting was then adjourned at 12:05 PM.

CLERK'S CERTIFICATE

I certify that this is a true copy of the Minutes of the meeting of June 24, 2023.



Attest:

Mary K. McBride, Clerk

Northern Middlesex Council of Governments
40 Church Street, Suite 200
Lowell, MA 01852

Minutes from Council Meeting July 12, 2023

I. The July 12, 2023 meeting of the Northern Middlesex Council of Governments (NMCOG) was held via Zoom. The meeting was called to order by Andrew Deslaurier at 6:35 p.m. The following were in attendance:

Councilors:

- Andrew Deslaurier, Chair, Billerica Select Board
- Mary McBride, Clerk, Billerica Alternate
- Pat Wojtas, MPO Rep, Chelmsford Select Board
- Annita Tanini, Chelmsford Planning Board
- Heather Santiago-Hutchings, Dracut Select Board
- Philippe Thibault, Dracut Alternate
- Dan Rourke, Lowell City Council
- Jerry Frechette, Treasurer, Lowell Planning Board
- Joan Ladik, Pepperell Planning Board
- Stephen Themelis, Vice Chair, Pepperell Alternate
- Bruce Rosenberg, Westford Select Board
- Jim Silva, Westford Alternate

Staff:

- Jennifer Raitt, Executive Director
- Kelly Lynema, Deputy Director

II. Lease of Office Space

Ms. Raitt provided a report from the Office Lease Subcommittee (members: Jerry Frechette, Steve Themelis, and Phil Thibault – Joyce Morrow from Pepperell previously served on the Council and this committee and we thank her for her service). Ms. Raitt reviewed the Request for Proposals, the seven respondents, the four site visits, and the discussion with current landlord. She discussed the rankings and responsiveness of a more limited number of property owners: 40 Church St and 672 Suffolk St. She is now positioned to begin negotiations on a lease and has engaged legal counsel to review a draft lease from 672 Suffolk St.

Based on a Motion by Dan Rourke, seconded by Pat Wojtas, on a roll call vote, the Council unanimously approved Ms. Raitt proceeding with negotiating an office lease for a five- or ten-year lease for the Northern Middlesex Council of Governments and authorized her to sign said lease.

III. Other Business not known at the time of this agenda

None.

IV. Adjournment

Following a motion made by Mary McBride and seconded by Jerry Frechette, on a voice vote the Council unanimously adjourned the meeting at 6:49 p.m.

CLERK'S CERTIFICATE

I certify that this is a true copy of the Minutes of the meeting of July 12, 2023.



Attest:

Mary K. McBride, Clerk

**Northern Middlesex Council of Governments
BALANCE SHEET
COUNCIL MEETING 08/02/2023**

CURRENT ASSETS:

CASH IN BANK AS OF 07/19/2023:

Enterprise Bank - Investment Acct	\$ 397,978.66
Enterprise Bank - Operating Acct	\$ 116,868.06
Washington Savings - Investment Acct.	\$ 535,048.43
Salem Five 36 MO.CD *	\$ 173,154.00
Restricted Cash Account OPEB (VantageCare RHS-EIP:Vantagepoint MP Trad Growth Dedicated Retirement Health Savings Plan)	\$ 323,376.40

TOTAL CASH IN BANK **\$ 1,546,425.55**

ACCOUNTS RECEIVABLE as of 07/19/2023:

FY24 Member Assessments	\$ 64,210.29
MassDOT May 2023	\$ 61,739.60
FY23 Sealers W&M	\$ 36,762.00
FY24 Q1 Sealers W&M	\$ 25,750.00
FY24 Stormwater	\$ 48,000.00
Non-employee Health & Dental August premium	\$ 11,985.02
Nearmap (2nd Notice)	\$ 20,920.00
Pictometry (2nd Notice)	\$ 8,189.00
EDA Final	\$ 11,918.49
MassDOT June 2023	\$ 56,883.06

TOTAL ACCOUNTS RECEIVABLES: **\$ 346,357.46**

TOTAL CURRENT ASSETS: **\$ 1,892,783.01**

CURRENT LIABILITIES:

ACCOUNTS PAYABLE :

Outstanding A/P CHECKS	\$ (77,695.99)
ANTICIPATED EXPENSES / INVOICES PENDING	\$ (107,606.18)
Outstanding PAYROLL & TAXES (July 20, 2023)	\$ (39,172.07)
ANTICIPATED PAYROLL & TAXES (Through September 14, 2023)	\$ (156,688.28)

TOTAL ACCOUNTS PAYABLE: **\$ (381,162.52)**

Other Outstanding Payables:

Contract Advance-DLTA XV	\$ (54,807.00)
Due to/from Grantor-MHD Contracts FY94 - FY22	\$ (125,827.00)

Total Other Outstanding Payables: **\$ (180,634.00)**

TOTAL CURRENT LIABILITIES: **\$ (561,796.52)**

TOTAL CURRENT FUND BALANCE: **\$ 1,330,986.49**

Northern Middlesex Council of Governments

WARRANT

August 2, 2023

Outstanding Check Listing:

Enterprise Operating Account	\$	209.74	Checks dated 5/2023 presented for payment
Enterprise Operating Account	\$	1,045.16	Checks dated 6/2023 presented for payment
Enterprise Operating Account	\$	76,441.09	Checks dated 7/2023 presented for payment
Total	\$	77,695.99	

ANTICIPATED EXPENSES / INVOICES PENDING

Atlantis Ventures	\$	16,799.50	August & September Rent
Canon Financial Services	\$	1,365.66	August & September Copier Lease
Comcast	\$	1,256.04	August & September Phone & internet service
GMS	\$	600.00	<u>Est</u> August & September Monthly Billing
Guardian Life Insurance	\$	630.56	<u>Est</u> August & September Life insurance
MIIA	\$	78,584.14	<u>Est</u> August & September health & dental (Includes LRTA Portion)
National Grid	\$	2,112.28	<u>Est</u> August & September Electric service
Owl Stamp Visual Solutions	\$	108.00	<u>Est</u> Business Cards for 2 new Employees (8/14/23)
Portsmouth Computer Group	\$	3,500.00	<u>Est</u> August & September Monthly Agreement
The Lowell Sun	\$	1,600.00	<u>Est</u> July & August Public Notice postings
Verizon	\$	100.00	July & August StormWater Mobile Phone
W.B. Mason	\$	950.00	<u>Est</u> Office Supplies
	\$	107,606.18	

Outstanding PAYROLL & TAXES

Paydates: July 20 2023

\$ 39,172.07

ANTICIPATED PAYROLL & TAXES

Paydates: August 3, August 17, August 31, & September 14

\$ 156,688.28

TOTAL WARRANT

\$ **381,162.52**



Northern Middlesex Council of Governments (NMCOG)
Council Meeting
August 2, 2023

Envision 2050: Vision And Goals For Our Region



Envision 2050 is our comprehensive vision for the future of transportation in the NMCOCG region. By projecting and planning for anticipated growth over a period of 30 years, this plan will establish a foundation for cost-effective, energy-efficient, and equitable transportation options for all users.

Topic Areas

- Economic Vitality
- Safety
- Infrastructure
- Environmental and Climate Resiliency
- Accessibility and Mobility Options
- Connectivity
- Equity with an emphasis on communities that have been historically marginalized

ENVISION 2050:

LONG RANGE TRANSPORTATION PLAN



GOAL 1

Improve the safety of the transportation system for all users



GOAL 2

Efficiently manage existing transportation assets and infrastructure



GOAL 3

Improve travel time and reliability for people and goods.



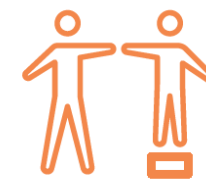
GOAL 4

Ensure that the transportation network supports economic development and accommodates future economic growth.



GOAL 5

Minimize and mitigate the impacts of the transportation system on the environment, including air quality, water quality, wildlife, and climate change.



GOAL 6

Provide fair and equitable transportation access and service quality for all communities

Regional Projects

- Annual Safety Report
- Annual Traffic Counting Report
- Greater Lowell Vision Zero
- Transportation Improvement Program Study (TIP Review Study)
- Regional Electric Vehicle Study
- Regional Housing Strategy
- Regional Digital Equity
- Comprehensive Economic Strategy (CEDS)
- Local and Regional Technical Assistance in Housing, Economic Development, Land Use, and Environmental/ Climate Planning



Recommendations

FFY 2024-2028 LRTP Highway Recommendations

FFY 2024-2028 Regional Transportation Plan Highway Recommendations						
City/Town	Project Name	MassDOT ID	Construction Cost Estimate	RTP/TIP Program Year	NMMPO Program	Year of Expenditure Cost
Westford	Westford - Rehabilitation of Boston Road	609035	\$6,095,000	2024	Roadway/ Corridor Improvements	\$10,279,116
Chelmsford	Chelmsford - Traffic Signal Installation at Route 110 and I-495 (2 Locations)	607401	\$1,172,500	2025	Intersection Improvements/ Safety	\$1,258,150
Lowell	Lowell - Reconstruction and Related Work on VFW Highway	605966	\$12,008,044	2025/2026	Roadway/ Corridor Improvements	\$12,488,366
Billerica	Billerica - Intersection Improvements at Boston Road (Route 3A), Lexington Street and Glad Valley Road	609250	\$5,220,880	2025	Intersection Improvements/ Safety	\$5,429,715
Chelmsford	Chelmsford - Improvements on Chelmsford Street (Route 110)	609317	\$10,950,000	2026/2027	Roadway/ Corridor Improvements	\$11,826,000
Tewksbury	Tewksbury - Intersection Improvements at Main Street/Pleasant Street & North Street/East Street	612609	\$4,191,345	2027	Intersection Improvements/ Safety	\$4,694,306
Lowell	Lowell - Connector Reconstruction, From Thorndike Street to Gorham Street	604694	\$5,600,010	2028	Roadway/ Corridor Improvements	\$6,496,012
Chelmsford	Chelmsford - Vinal Square Safety Improvements	612977	\$5,763,618	2028	Intersection Improvements/ Safety	\$6,685,797
Estimated Costs						\$59,157,462
Regional Discretionary Funding Available						\$63,469,984
Unprogrammed Funding						\$4,312,522

FFY 2024-2028 LRTP Highway Recommendations-Non-Target Projects

Regional Transportation Plan Highway Recommendations -Non-Target Projects						
City/Town	Project Name	MassDOT ID	Construction Cost Estimate	RTP/TIP Program Year	NMMPO Program	Year of Expenditure Cost
Billerica	Yankee Doodle Bike Path Construction (Phase 1)	608227	\$15,818,583	2024	Bicycle and Pedestrian Improvement Program	\$15,818,583
Chelmsford	Bridge Replacement, C-08-039, Gorham Street (ST 3A) over I-495 and Replacements of C 08-036, Westford Street over I-495 (DB)	612631	\$44,358,906	2024	Bridge Rehabilitation/ Reconstruction	\$44,358,906
Lowell	Rourke Bridge Replacement, L-15-088, Wood Street extension over Boston and Maine Railroad ad Merrimack River	607887	\$169,000,000	2024	Bridge Rehabilitation/ Reconstruction	\$169,000,000
Dracut	Improvements at George Englesby Elementary School (SRTS)	609510	\$1,115,100	2025	Bicycle and Pedestrian Improvement Program	\$1,159,704
Westford	Interstate Maintenance and related Work on I-495	612096	\$5,472,000	2025	Roadway/ Corridor Improvements	\$5,690,880
Westford	Bridge Replacement, W26-002, Stony Brook Road over the Stony Brook	608861	\$1,636,362	2025	Bridge Rehabilitation/ Reconstruction	\$1,701,816
Estimated Costs						\$237,729,889

FFY 2029-2033 LRTP Highway Recommendations

FFY 2029-2033 Regional Transportation Plan Highway Recommendations						
City/Town	Investment Program/Project Name	MassDOT ID	Construction Cost Estimate (2023)	RTP Program Year	NMMPO Investment Program Category	Year of Expenditure Cost
Chelmsford	Improvements on Route 3A (Princeton street) from Richardson Road to Technology Drive	612535	\$4,498,510	2030	Roadway/Corridor Improvements	\$6,387,884
Lowell	Pawtucket Street Corridor Improvements	612549	\$8,061,543	2029	Roadway/Corridor Improvements	\$10,963,698
Tewksbury	Bridge Replacement, T-03-013, North street over I-495	613120	\$32,687,600	2029	Bridge Rehabilitation/ Reconstruction	\$44,455,136
Lowell	Church Street 2 Way Conversion	609050	\$3,050,000	2030	Roadway/ Corridor Improvements	\$4,331,000
Region	Intersection Improvements and Safety Investment Program	NA	-	2034-2038	Intersection Improvements/ Safety	\$0
Region	Roadway/Corridor Investment Program	NA	-	2034-2038	Roadway/ Corridor Improvements	\$0
Region	Active Transportation Improvement Investment Program	NA	-	2034-2038	Bicycle and Pedestrian Improvements	\$0
Region	Bridge Rehabilitation/ Reconstruction Investment Program	NA	-	2034-2038	Bridge Rehabilitation/ Reconstruction	\$0
Estimated Costs						\$66,137,719
Regional Discretionary funding Available						\$75,798,692
Unprogrammmed Funding						\$9,660,973

FFY 2034-2038 LRTP Highway Recommendations

FFY 2034-2038 Regional Transportation Plan Highway Recommendations

City/Town	Investment Program/Project Name	MassDOT ID	Percent Spending	RTP Program Year	NMMPO Program	Year of Expenditure Cost
Region	Intersection Improvements and Safety Investment Program	NA		2034-2038	Intersection Improvements/ Safety	\$0
Region	Roadway/Corridor Improvements Investment Program	NA		2034-2038	Roadway/ Corridor Improvements	\$0
Region	Active Transportation Improvements Investment Program	NA		2034-2038	Bicycle and Pedestrian Improvements	\$0
Region	Bridge Rehabilitation/ Reconstruction Investment Program	NA		2034-2038	Bridge Rehabilitation/ Reconstruction	\$0
Estimated Costs						\$0
Regional Discretionary funding Available						\$83,774,006
Unprogrammed Funding						\$83,774,006

FFY 2039-2043 LRTP Highway Recommendations

FFY 2039-2043 Regional Transportation Plan Highway Recommendations

City/Town	Investment Program/Project Name	MassDOT ID	Percent Spending	RTP Program Year	NMMPO Program	Year of Expenditure Cost
Region	Intersection Improvements and Safety Investment Program	NA		2039-2043	Intersection Improvements/ Safety	\$0
Region	Roadway/Corridor Improvements Investment Program	NA		2039-2043	Roadway/ Corridor Improvements	\$0
Region	Active Transportation Improvements Investment Program	NA		2039-2043	Bicycle and Pedestrian Improvements	\$0
Region	Bridge Rehabilitation/ Reconstruction Investment Program	NA		2039-2043	Bridge Rehabilitation/ Reconstruction	\$0
Estimated Costs						\$0
Regional Discretionary funding Available						\$92,612,282
Unprogrammed Funding						\$92,612,282

FFY 2044-2050 LRTP Highway Recommendations

FFY 2044-2050 Regional Transportation Plan Highway Recommendations

City/Town	Investment Program/Project Name	MassDOT ID	Percent Spending	RTP Program Year	NMMPO Program	Year of Expenditure Cost
Region	Intersection Improvements and Safety Investment Program	NA		2044-2050	Intersection Improvements/ Safety	\$0.00
Region	Roadway/Corridor Improvements Investment Program	NA		2044-2050	Roadway/Corridor Improvements	\$0.00
Region	Active Transportation Improvements Investment Program	NA		2044-2050	Bicycle and Pedestrian Improvements	\$0.00
Region	Bridge Rehabilitation/ Reconstruction Investment Program	NA		2044-2050	Bridge Rehabilitation/ Reconstruction	\$0.00
Estimated Costs						\$0
Regional Discretionary Funding Available						\$141,181,466

L RTP Highway Recommendations-No Funding Source Identified

Regional Transportation Plan Highway Recommendations - Regionally Significant Projects - No Funding Source Identified

City/Town	Project Name	MassDOT ID	NMMPO Program	Current Total Federal Participating Construction Cost Estimate
Lowell	Upper Pawtucket Canalway Construction (CMAQ)	NA	Bicycle and Pedestrian Improvements	\$9,000,000
Lowell	Bridge Rehabilitation Lowell Connector B-10 over Lowell Connector Ramp B-8	NA	Bridge Rehabilitation/ Reconstruction	\$8,000,000
Lowell	Boylston Street Bridge Rehab over I-495	NA	Bridge Rehabilitation/ Reconstruction	\$8,000,000
Westford	I-495 SB Bridge over Boston Road (Exit 32)	NA	Bridge Rehabilitation/ Reconstruction	\$8,000,000
Tewksbury	I-495 NB and SB Bridges over Route 133 (Exit 39)	NA	Bridge Rehabilitation/ Reconstruction	\$16,000,000
Lowell/ Chelmsford/ Tyngsborough	Extension of Commuter Rail to Nashua with new station and area roadway Improvements*	NA	Transit Facility	\$120,000,000
Tyngsborough	Route 113 Park and Ride Lot Expansion (CMAQ)	NA	Roadway/Corridor Investment Program	\$1,500,000
Tyngsborough / Nashua NH	Route 3 Exit 36 SB Ramp and Middlesex Road Improvements*	NA	Roadway/Corridor Investment Program	\$16,000,000
Estimated Costs				\$186,500,000

* New Hampshire DOT would be proponent of Commuter Rail Extension and Exit 36 SB Ramp Projects

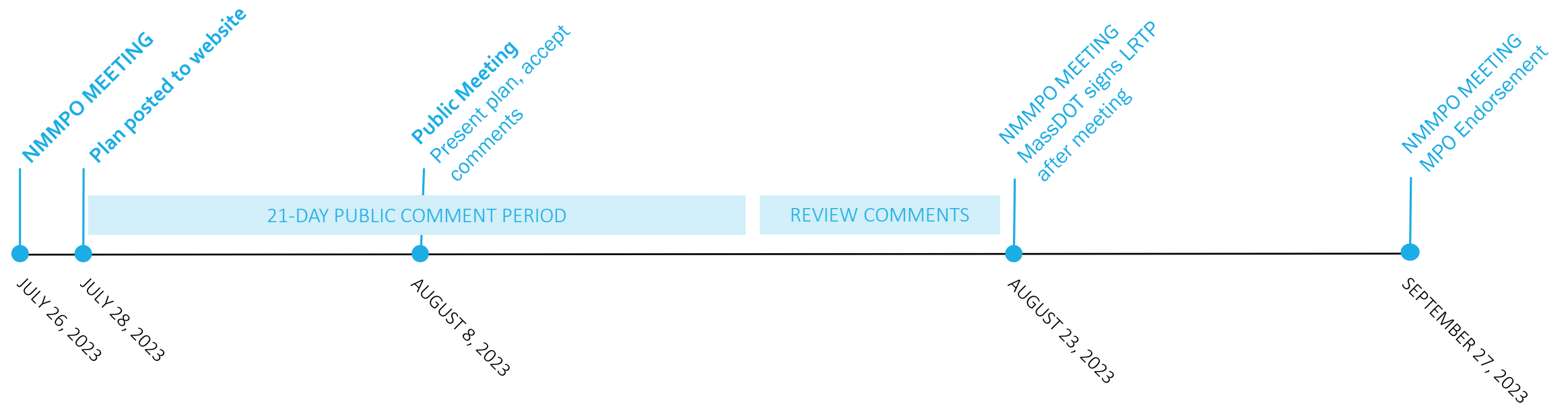
FFY 2024-2028 LRTP Transit Recommendations

LRTA RTP Project Recommendations

Category	2024-2028	2029-2033	2034-2038	2039-2043	2044-2050	Total
<i>Bus Replacement</i>						
Fixed Route Buses over 35 ft.	\$18,712,000	\$35,000,000	\$40,000,000	\$46,226,442	\$86,979,899	\$226,918,341
Fixed Route Buses Under 35 ft.	\$308,700	\$680,684	\$1,600,000	\$611,205	\$2,207,733	\$5,408,322
Paratransit	\$0	\$0	\$0	\$0	\$0	\$0
Support Vehicles	\$112,000	\$0	\$130,000	\$228,247	\$109,764	\$580,011
<i>Facility Updates and Improvements</i>						
LRTA Admin Office	\$160,000	\$180,000	\$200,000	\$214,000	\$228,980	\$982,980
Gallagher Intermodal Transportation Center	\$13,600,800	\$400,000	\$600,000	\$600,000	\$309,624	\$15,510,424
Gallagher Parking Garage Facilities	\$452,800	\$1,123,285	\$832,904	\$240,750	\$280,000	\$2,929,739
100 Hale Street Fixed Route Operations & Maintenance Facility	\$4,000,000	\$2,000,000	\$1,300,000	\$400,000	\$400,000	\$8,100,000
Robert B. Kennedy Bus Hub/ Transfer Center	\$200,000	\$214,572	\$400,000	\$245,663	\$280,000	\$1,340,235
Roadrunner Paratransit Operations and Maintenance	\$3,200,000	\$1,000,000	\$700,000	\$200,000	\$280,000	\$5,380,000
Spare Parts, Equipment and Miscellaneous	\$727,300	\$778,211	\$832,686	\$890,974	\$924,000	\$4,153,171
Fareboxes and Communication	\$0	\$3,000,000	\$0	\$0	\$0	\$3,000,000
Total Capital	\$41,473,600	\$44,376,752	\$46,595,590	\$49,857,281	\$92,000,000	\$274,303,223

ENVISION 2050:

LONG RANGE TRANSPORTATION PLAN



www.nmcog.org/envision2050

To: Northern Middlesex Council of Governments, Council and Alternate Members
From: Jennifer Raitt, Executive Director
Re: Executive Director's Report for June and July
Date: July 2023

REGIONAL PLANNING ACTIVITIES

Program Year 2023 District Local Technical Assistance Agreements

NMCOG has sent draft DLTA letter agreements to each Town Administrator, Town Manager, or City Manager and appropriate contacts to formalize the assistance given to each municipality. Agreements include scopes for local and regional projects the municipality is undertaking. A second Call for Ideas is anticipated in August which will focus on project prioritization, grant writing, and grant administration through the DLTA-A program.

Transportation/ Northern Middlesex Metropolitan Planning Organization (NMMPO)

At the July 26 MPO meeting, staff presented a number of items for review and approval:

- **Coordinated Human Services Transportation Plan 2023**
The NMMPO voted to endorse the agency's 2023 Coordinated Human Services Transportation Plan. This plan must be updated every 3 to 5 years for direct and sub-recipients to receive formula funds through Section 5310. The Section 5310 Program is intended to enhance mobility for seniors and persons with disabilities. The actions in this plan are directed at the LRTA the direct recipient of 5310 funding. The success of this plan is contingent upon the collaboration and cooperation of transit partners, municipalities, councils on aging, and the LRTA. Following the NMMPO meeting in June, the Coordinated Plan was released for a 21 day public comment period. On July 17, 2023 NMCOG held a virtual public meeting to hear comments on the draft plan. At the July 28 NMMPO meeting, NMCOG addressed public comments received prior to the MPO's vote to endorse the plan.
- **Envision 2050 Regional Transportation Plan Draft Release**
On July 28, NMCOG presented Envision 2050, the Draft Regional Transportation Plan before the NMMPO. The Regional Transportation Plan identifies and analyzes the Northern Middlesex region's transportation infrastructure and service improvement needs. The plan covers a 20-year planning horizon and includes strategies for developing an integrated multi-modal transportation network, including pedestrian, biking, and motorized travel. Envision 2050 serves as the framework for transportation investments in public transportation, bicycle, pedestrian facilities, highways, bridges, and

transportation-related air quality improvements.

The NMMPO voted to release the draft for a 21-day comment period. A public meeting will be held on August 8 at 5:30 pm where staff will present the plan and accept public comments; comments may also be submitted in writing or via email. At the next meeting of the MPO (August 23 at 2PM), NMCOG staff will address comments and request endorsement.

- **Northern Middlesex Transportation Improvement Program (TIP)**
 - **FFY 2023-2027 TIP Adjustment 2**
FFY 2023-2027 Northern Middlesex Transportation Improvement Program (TIP) Adjustment 2 involves several changes to existing LRTA projects that are funded with 100% State RTACAP.
 - **FFY 2023-2027 TIP Amendment 5**
FFY 2023-2027 Northern Middlesex Transportation Improvement Program (TIP) Amendment 5 did not receive any public comments during the 21-day public comment period which includes the public meeting held on July 17, 2023.
 - **FFY 2023-2027 TIP Amendment 6**
FFY 2023-2027 Northern Middlesex Transportation Improvement Program (TIP) Amendment 6 involves the programming of Project 608774 - Lowell- Tewksbury Route 38 Intersection Improvements from FFY 2023 to FFY 2024.

Northern Middlesex Vision Zero - Safe Streets and Roads for All

Jessica Boulanger, Transportation Mobility Specialist will be managing the development of the Regional Safety Action Plan: **Northern Middlesex Vision Zero**. This plan is funded by the Safe Streets and Roads for All Grant NMCOG received with MVPC in 2022. The Action Plan aims to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a region. Planning and Demonstration Grants also fund supplemental planning and/or demonstration activities that inform the development of a new or existing Action Plan. In July, NMCOG sent letters to the town managers across the region informing them of the upcoming project and requesting regional support for this initiative. Developing this regional safety action plan will unlock additional funding opportunities for our communities under the BIL.

2023 NMCOG Traffic Counting Program

NMCOG staff are working with a consultant to assist with the Traffic Counting Data Collection Program for the 2023 traffic counting season. NMCOG applied to District 3

and District 4 with a permit application to conduct the traffic counting data collection in district roadways and is waiting for the approval. In the meanwhile, data collection will be conducted by Consultant in local roadways starting last week of July.

Weights and Measures (June, 2023 through July 17, 2023)

During the months of June and July (through July 16), NMCOG's Weights and Measures program conducted 65 inspections in the communities of Billerica, Chelmsford, Dracut, Littleton, Lowell, Tewksbury, and Westford. All 65 inspections conducted in June and July were annual inspections. The outcome of these inspections resulted in 601 devices being inspected and sealed. NMCOG's Weights and Measures has recently expanded services to the Town of Tyngsborough and looks forward to being able to serve it for FY24.

Regional and Municipal Digital Equity Planning Program

The Massachusetts Broadband Institute (MBI) accepted a budget of \$303,367 for assistance to the nine NMCOG communities through the Municipal Digital Equity Planning Program. This includes \$130,023 to NMCOG for community engagement and plan drafting, and the remainder to MAPC for data analysis, assistance with engagement, and technical recommendations. MAPC is now awaiting final contracting from MBI. After that, MAPC and NMCOG will enter into a contract and the project will commence.

"At Home in Greater Lowell" Regional Housing Strategy

In May and June, staff submitted grant applications to the Executive Office of Energy and Environmental Affairs and the Executive Office of Housing and Livable Communities. Following on these grant applications, NMCOG is working with the City of Lowell to begin a regional conversation on housing with the Regional Meeting on Homelessness, to be held on Thursday, August 3. Elected and appointed leaders across the region will convene to learn from service providers, system leaders, and advocates about homelessness in the region, to learn the facts and gain insight into the issue, and learn from each other what actions they can take in their own communities to respond. Later this month, NMCOG will be reaching out to managers in each of our member communities to discuss next steps and identify potential advisory committee members for the broader regional housing strategy, with the goal of kicking off the official planning process in October of this year.

Homelessness in Greater Lowell – Regional Summit on Homelessness

The City of Lowell engaged NMCOG to facilitate a regional meeting on the issue of homelessness in the Greater Lowell region. Staff began working in coordination with the City's Director of Homelessness Initiatives and other partners to develop an agenda for the meeting on August 3rd 9-12 at UMass Lowell. The purpose of the meeting is to bring together leaders across Greater Lowell to learn from service providers, system leaders, and advocates about homelessness in the region, to learn the facts and gain insight into the issue, and learn about potential actions and policy changes that can be taken in their own

communities to be responsive to this critical regional issue. Both the Lowell Housing Production Plan and the Regional Housing Strategy process will benefit from this dialogue and follow up action planning.

Northern Middlesex Stormwater Collaborative

NMCOG worked with Tighe and Bond to host an Annual Good Housekeeping Training for members of the Northern Middlesex Stormwater Collaborative (NMSC). The virtual meeting was held on June 22, and served as an opportunity for collaborative members to fulfill the Good Housekeeping requirement for the MS4 Permit. This was the last meeting for the Stormwater Collaborative before activities resume in the fall. The meeting concluded with the release of a survey to collect suggestions on programming from Collaborative members. For more information about the meeting or NMSC, please contact Sustainability Planner, Daniela Garcia Moreno, at dgarciamoreno@nmcog.org.

Massachusetts Division of Ecological Restoration Dam Removal Reconnaissance Studies Request for Responses

The Massachusetts Division of Ecological Restoration has issued a Request for Responses (RFR) for early-phase dam removal projects, that have not been significantly advanced, but where the dam owner is interested in removal. The Division is looking for Massachusetts municipalities to submit potential projects, which will be rated on potential environment and community benefits resulting from removal, as well as proximity and potential benefits to nearby Environmental Justice communities. The goal of this process is to identify and advance new highly valuable projects for ecological restoration and climate resilience. The RFR is publicly posted on COMMBUYS and can be found by searching for the bid solicitation number: BD-24-1046-DER-FWE01-91147 or “RFR DER 2024-01”. **The deadline to submit a response is August 11th**. For more information please contact Susie Bresney, Restoration Specialist with the Dam Removal Program, at susie.bresney@mass.gov.

ASSISTANCE TO INDIVIDUAL COMMUNITIES

Multi-Family Zoning Requirement for MBTA Communities

NMCOG continued MBTA Communities planning work with meetings with Billerica and Chelmsford’s, including a second meeting with Chelmsford’s Planning Board on July 10. Staff have also begun providing technical for Lowell and Tewksbury by mapping GIS boundaries and reviewing proposed districts against the EOHLIC’s compliance modeling tool.

HOUSING PRODUCTION PLANS

Dunstable Housing Production Plan

NMCOG and the Town of Dunstable Affordable Housing Committee hosted a public meeting on June 26, 2023 to review survey results and comprehensive needs assessment findings,

discuss housing goals, and collaboratively develop the housing vision for Dunstable's Housing Production Plan. Staff are completing a final draft of the plan, which will be submitted to the Town later this summer.

Lowell Housing Production Plan

NMCOG and the City of Lowell are administering a city-wide survey to understand the community's goals, needs, and ideas for housing in Lowell, with a goal of achieving at least 500 responses by the end of August. As of July 31, the survey had 309 responses. Staff will present the survey to the Lowell City Council on Tuesday, August 22. Concurrently, staff are completing the comprehensive housing needs assessment for the plan and preparing to develop draft goals as part of the survey analysis and reviewing results from the June 21 Lowell Forward public forum.

Tewksbury Housing Production Plan

On June 26 and June 27, 2023, the Tewksbury Planning Board and Select Board, respectively, voted to adopt the draft Tewksbury Housing Production Plan for 2023-2027. The plan was completed in early June. With the adoption by the two boards, the plan will be submitted to the Executive Office of Housing and Livable Communities for approval, after which point it will become Tewksbury's official Housing Production Plan. This is the culmination of dedicated work by NMCOG and Town of Tewksbury planning staff and represents a bold vision for continued affordable housing production and diversifying housing options in Tewksbury.

Dracut Open Space and Recreation Plan

Daniela Garcia Moreno worked closely with the Town's Conservation Agent and Assistant Planner, Jackie Anderson, to host the second Public Forum in the planning process. This was an opportunity for the public to hear about plan updates and participate in a visioning session to identify priorities to improve open space and recreation in Town. The forum was hosted on June 28th, 2023 at Dracut Town Hall. Since then, staff have been working to distribute the survey throughout Town, posting survey flyers at trailheads and parks. The survey will remain open until the end of September.

Lowell Open Streets Project

NMCOG and City of Lowell staff have been working on the Lowell Open Streets Feasibility study. This project will assist the City in conducting a pilot study of closing a portion of Downtown Lowell to vehicular traffic for six weeks, tentatively in September/October 2023. NMCOG will conduct an initial feasibility study report advising on which sections of which streets to undertake a temporary closure; evaluate traffic, parking, and business operations during the period of temporary closure; and create a report advising on

whether the closure should be made permanent, altered in any way, replicated as a seasonal event, or not repeated. NMCOG staff have already conducted turning movement counts in the study area and created business and resident surveys. NMCOG staff also looked into case studies and worked on a parking inventory for the report based on the city's Parking Study from June 2021. NMCOG staff is also working on the analysis of turning movement counts and will continue to assist the city.

Pepperell Subdivision Regulations Ordinance

NMCOG staff are working with the Town of Pepperell on drafting a new ordinance for subdivision regulations. Staff reviewed public comments on the newest draft, many of which were incorporated into the final document. The updated draft will be presented to Pepperell at a meeting in early August.

Westford Brownfields and Potentially Contaminated Sites Inventory

NMCOG staff worked with the Town of Westford to host a design charrette on June 21 around key properties identified from the development of the brownfields inventory for the Graniteville neighborhood. Participants had an opportunity to collaborate on identifying community needs and potential redevelopment visions for the former Westford Anodizing mill site and the current Graniteville Materials. The visions from this charrette, along with zoning analysis and the complete inventory, were delivered to Town Staff in a Final Report on July 14.

GIS AND DATA SHARING

New aerial photography is now available to seven communities through NMCOG's imagery program. April 2023 Eagleview/Pictometry image libraries and GIS layers for Billerica, Chelmsford, Lowell, and Tewksbury were delivered and are available to community staff through renewed ExplorerCONNECT subscriptions. Nearmap imagery subscriptions started on July 1 for Dracut, Tyngsborough, and Westford. The new imagery replaces 2020 imagery with significantly higher-resolution two to three-inch vertical and oblique photography that isn't available on Google Maps or other web applications. Community staff will be able to use the imagery to save time and resources managing public safety, assets, inspections, and planning initiatives.

The full series of 31 maps for the Regional Transportation Plan (RTP) was completed by GIS staff in June. To complete the series of maps, data sets for a wide range of subjects were processed or updated, including pavement conditions, historic resources, roadway congestion, bike lanes and paths, bridge conditions, population characteristics, truck traffic percentages, and the region's top crash locations.

GIS and data support continues for Section 3A MBTA Communities initiatives. EOHL Compliance Model inputs were generated for several potential multi-family district

scenarios in Lowell. A heat map of Tyngsborough neighborhood amenities was generated to help identify areas most suitable for new housing. Maps of potential sites and acreages were prepared for meetings and reports for Billerica, Chelmsford, Dracut, Lowell, and Tyngsborough.

Other mapping and data support was provided for the traffic counting program, Lowell Parks and Conservation Trust trail counts, Dunstable Morgan’s Pond grant application, Dunstable water protection zones, and the Westford Brownfields meeting charrettes.

NMCOG IT Consulting Services RFP proposals were evaluated and transition planning was initiated for a new IT managed services provider for the agency. The new provider brings extensive public-sector IT experience to the agency and we expect significant improvements in cybersecurity, communications, and IT budget management. Transition to the new provider is expected to be completed in August with minimal disruption to staff.

REGIONAL SUPPORT ACTIVITIES

Massachusetts Environmental Policy Act (MEPA) Updates

The two projects described below are within the NMCOG region and are undergoing MEPA review. The table below identifies the projects, including comment deadlines:

MEPA NUMBER AND TYPE OF DOCUMENT FILED	PROJECT NAME AND LOCATION	APPLICANT NAME AND ADDRESS	PROJECT DESCRIPTION	PRIORITY RANK	COMMENT DEADLINE AND STAFF REMARKS
EOEEA #16731 EENF	Talbot Mills Dam Removal, Billerica, MA	CRT Development Realty, LLC 80 Washington St., Norwell, MA 02061	Removal of Talbot Mills Dam, an approximately 127-foot-long, 10-foot-high former mill dam on the Concord River, about 4.76 miles upstream of its confluence with the Merrimack River. The project is pursued as the best alternative to restore migratory fish passage and connectivity for resident aquatic species; decommission aging infrastructure; eliminate ongoing maintenance and repair obligations; reduce flood hazards and increase resilience; and improve water quality, habitat, and natural river functions.	A	August 9

EOEEA #16732 EENF	Hadley House, Lowell, MA	Lowell Housing Authority, 350 Moody St., Lowell, MA 01854	Land transfer to the Lowell Housing Authority (LHA) of the property at 719 Broadway Street in Lowell, MA known as Hadley House. Hadley House is an inventoried Massachusetts Cultural Resource and historic building. The property is currently owned by the Commonwealth of Massachusetts, and held as Article 97 land, making subject to MEPA Filing and Review.	C	August 9
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Note that the Priority Rankings are defined as follows:

- A Major regional project to be reviewed by the Officers
 - B Regional project to be reviewed by staff and approved by Executive Director
 - C Local or regional project to be tracked by NMCOG; no MEPA review needed.
- For any questions regarding either project undergoing MEPA review, please contact Daniela Garcia Moreno at dgarciamoreno@nmcog.org.

OFFICE SPACE UPDATE

At their July 12th meeting, the NMCOG Council voted to authorize the Executive Director to complete negotiations and sign a lease agreement with one of two final office spaces under consideration. KP Law has reviewed and provided comments on a proposed lease agreement and the property owner is reviewing comments on the floor plan and tenant fitout alternatives, with the intent to have a signed lease in August, 2023. The current NMCOG lease expires on October 31.