On Dec. 11, 2019, Lynn celebrated the groundbreaking of the $110 million, redevelopment at 254 Lynnway (the former Beacon Chevrolet site) that will be home to 331 residences. The Minco Corporation, the Dolben Company, Inc. and architects Arrowstreet, Inc. and Halvorson Design Partnership, Inc. are working collaboratively to transform the 8.5-acre parcel abutting Lynn Heritage State Park. The project also includes the development of a 2-acre harbor walk and a linear park along the shoreline. It is part of the 14-acre site across from North Shore Community College on the Carroll Parkway, dubbed North Harbor, which had been vacant for more than three decades. In conjunction with the new development, a $1.4 million, 48,000 square-foot seawall, paid for through a state grant, was also built.

**LENDING ASSISTANCE**

**EDIC HELPS APPLETON AND OTHER BUSINESSES NAVIGATE PANDEMIC**

EDIC/Lynn has been proactive throughout the COVID-19 pandemic in connecting Lynn businesses to a variety of sources able to provide critical funding. The long list of businesses receiving assistance includes Roland L. Appleton, Inc., an event rental company that has been operating in the City since 1927.

“It was vital,” company president Jim Appleton said of receiving an EDIC Disaster Relief Grant, state funding through the Massachusetts Growth Capital Corporation (MGCC) and a federal Small Business Association Paycheck Protection Program (PPP) loan. “I don’t think we would have made it without it.”

While virtually all businesses took a hit as a result of the pandemic, it has been especially difficult for Appleton, which rents tents, chairs, tables, sound systems and lighting to clients including Boston College, Harvard, MassPort and other large institutions.

Appleton said business in the second quarter of 2020 was off by almost 90 percent from the same period in 2019. “EDIC has been a great help,” he said, “not only with the funding but with information. Everything was very confusing.

See ASSISTANCE page 2

**BY THE NUMBERS**

<table>
<thead>
<tr>
<th>Grant Type</th>
<th>Amount</th>
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<tr>
<td>EDIC Disaster Relief Grants 2020:</td>
<td>$202,500</td>
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<td>AG Grant Awardees 2020:</td>
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<td>City of Lynn Small Business Emergency Grants 2020:</td>
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<td>Total:</td>
<td>$7,657,500</td>
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</table>
IN THE BUSINESS OF HELPING BUSINESSES

Our mission at EDIC is to provide as much assistance possible to businesses new and old, currently operating in Lynn or looking for a new home here. In 2020, as it became clear that the negative impact of the pandemic on businesses would be unprecedented, we were able to quickly mobilize and set up a structure for businesses to obtain financial assistance from a variety of sources at the local, state and federal level.

From more than $200,000 in EDIC Disaster Relief Grants to almost $1 million in City of Lynn Small Business Emergency Grants, as well as more than $4.1 million in state grants, we were able to connect more than 100 businesses with $6.3 million in funding. For many of those businesses, the infusion of cash meant the difference between surviving and closing.

As we look forward to a significantly better 2021, we remain encouraged by those willing to invest in the City. The $100 million Caldwell building on Munroe Street is an exciting, transformative addition to our downtown district. The largest project in the downtown in at least 50 years, it sends a message to the investment community that Lynn is the place to be.

Just a few blocks away, in what is becoming known as the Education District, KIPP Academy has breathed new life into the 90-year-old Blood Building on Wheeler Street, purchased from EDIC. St. Mary’s High School recently opened a new $20 million STEM building. The new Demakes Family YMCA is expected to open this spring. All of these projects are supporting the changing landscape of the downtown, helping it to become a place where our youth can grow and thrive.

On the Lynnway, 331 waterfront residential units are being built at the North Harbor site, representing an investment of $110 million. We look forward to celebrating the day when Lynn is home to one of the most active waterfront communities north of Boston.

James M. Cowdell is executive director of EDIC/Lynn.

IN LYNN, WE HAVE A SEA OF OPPORTUNITY

Our city’s vibrant culture and economic growth are cause for celebration. Lynn’s waterfront has long been a spectacular, yet underutilized asset. The City has been committed to changing that, and development is now following. We are focusing on transforming the waterfront with residential, commercial and industrial development, while increasing open space and public access for the City’s 305 acres of shoreline. Our revised plan for the waterfront outlines goals, standards and policies to guide public and private land use among harbors. As waterfront properties rise and more open space and access are created, everyone will be able to finally enjoy a beautiful area that has been closed off for years.

It is also gratifying to see development in our downtown moving in a direction that is leading other people to look at Lynn as an investment opportunity. As we look back on the progress that was made in 2020, we do so in the somber context of the COVID-19 health crisis and the far-reaching and deleterious impact it had on our City. We are proud of the work done by EDIC and the City to help businesses keep their doors open and we will continue to support the recovery efforts of all who live and work here.

Thomas M. McGee is the mayor of Lynn.

EDIC HELPS BUSINESSES NAVIGATE PANDEMIC

Assistance from page 1 especially at the beginning. If they didn’t have the answer they got it and it was always the right one.”

EDIC has served as a valuable resource for Lynn businesses throughout the pandemic, helping provide almost $6.3 million in funding to more than 100 local businesses. EDIC/Lynn Executive Director James M. Cowdell said being able to help keep businesses such as Appleton up and running has been a positive during a very challenging time.

“Seeing the impact it had on people has been very gratifying,” Cowdell said. “Some have had tears in their eyes when we gave them their check. We appreciate what it takes to operate a small business and we were determined to do whatever we can to keep them afloat.”

Appleton said he is cautiously optimistic that the remainder of 2021 will be progressively better for business, with the economy gradually opening up.
KIPP ACADEMY CHARTER SCHOOL
WHEELER STREET

KIPP Academy Charter School’s $30 million high school opened in 2019. The 120,000-square-foot building — the renovated J.B. Blood building on Wheeler Street, which EDIC sold to KIPP — features 30 classrooms including science labs, special education, art, music and dance rooms and a cafeteria. KIPP Academy Lynn Elementary and Middle schools remain at the High Rock Street campus.

DEMAKES FAMILY YMCA
NEPTUNE BOULEVARD

The YMCA’s new $30 million, 70,000-square-foot home — named for Old Neighborhood Foods CEO Thomas Demakes and his family — is scheduled to open on May 7 of this year. The new YMCA features an aquatics center, indoor track, gymnasium, childcare facility, expanded classrooms, enhanced music recording studio, rooftop garden and more. The current building, located next to it, will be repurposed for multiple uses, including youth and family programming. The project has also included relocating utility lines and reconfiguring the surrounding roads and traffic island, which was supported by MassWorks funding.

FACTS AND FIGURES

$300 MILLION INVESTED IN PROJECTS IN 2020
203 CONSTRUCTION WORKERS EMPLOYED IN 2020, AS COMPARED TO 108 IN 2014

FOR MORE INFORMATION, EMAIL US AT info@ediclynn.org

Economic Development & Industrial Corporation of Lynn
**SOUTH HARBOR PROJECT**  
**LYNN’S WATERFRONT**

As Lynn’s waterfront continues to be reimagined, a $330 million mixed-use development is coming to the South Harbor site. South Harbor Association LLC plans to demolish the Lynnway Mart Indoor Mall & Flea Market and replacing it with 550 market-rate apartments. The development, which is located on 8.4 acres and has been permitted, will also include 10,000 square feet of commercial space and public access and parking running parallel to the water.

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**MARKET SQUARE REVITALIZATION**  
**FEDERAL STREET**

After Demoulas Super Markets successfully redeveloped a vacant 16.3-acre parcel on Route 107, more plans for the city’s Market Square revitalization are underway. The $30 million project included the renovation of an existing building to accommodate a Market Basket supermarket and development of additional retail and office space. The company also funded a $2 million infrastructure improvement, aimed at improving traffic congestion in the area. The second phase will include a variety of commercial businesses.

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**EXCHANGE ST. LOFTS**  
**ITEM BUILDING**

BuildAR Group, Inc. plans a mixed-use development for the iconic Item building, with 31 market-rate rental units and retail space on the ground floor. Hashmat Abdual-Rauf, who is investing a total of $7 million into this important project, received a loan from EDIC/Lynn.

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**CALDWELL PROJECT**  
**MUNROE STREET**

The $100 million development on Munroe Street opened early in 2021. The Procopio Companies transformed the space, which previously held a community garden, into a 10-story building with more than 250 market-rate apartments, 20,000 square feet of ground-floor commercial space and a 6,000-square-foot deck with ocean and Boston skyline views.