



# Chelsea City Council

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CITY CLERK  
OFFICE  
CHELSEA, MA

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## Agenda for City Council Meeting of December 23, 2019 7:00 P.M.

### 1. PLEDGE OF ALLEGIANCE

### 2. CALLING THE ROLL OF MEMBERS

### 3. MEMORIALS AND CELEBRATORY RESOLUTIONS

- ID#: 2058** a. Resolution introduced by Councilor Brown and all members of the Chelsea City Council wishing Charles F. Lanzillo Sr. a happy 100<sup>th</sup> birthday and recognizing him for his service to our country.
- ID#: 2059** b. Resolution introduced by Councilor Vidot and all members of the Chelsea City Council recognizing the efforts of the Commission on Disability for their work toward improving the lives of all people in Chelsea.

### 4. PUBLIC HEARINGS

- a. Public Hearing on the proposed zoning amendments for the storage of vehicles.
- b. Public Hearing on the proposed zoning amendments for the community improvement trust fund.
- c. Public Hearing on the proposed zoning amendments for the wireless communications overlay district.
- d. Public Hearing on the proposed Urban Center Housing Tax Increment Financing Zone, Urban Center Housing Tax Increment Financing Plan, and Urban Center Housing Tax Increment Financing Agreement for Central Avenue Commerce District, in support of the Innes Apartments Redevelopment Project.
- e. Public Hearing on the proposed home rule petition on additional alcohol licenses.

### 5. PUBLIC SPEAKING

### 6. APPROVAL OF MINUTES

- ID#: 20M7** a. Regular meeting minutes of December 9, 2019.

### 7. COMMUNICATIONS FROM THE CITY MANAGER

- ID#: 20CM55** a. Communication received from City Manager Ambrosino regarding Soundproofing Funding.
- ID#: 20CM56** b. Communication received from City Manager Ambrosino regarding a Notice of Waiver Intent for Mr. Fernando Mazzoni to work as a temporary employee on a MassSave Municipal Partnership grant awarded to the Department of Public Works.
- ID#: 20CM57** c. Communication received from City Manager Ambrosino regarding the Chelsea Collaborative.

**8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL**

- ID#: 20C13** a. Communication received from Planner and Land Use Administrator Lad Dell regarding the proposed zoning amendments for Storage of Vehicles for Hire or Return from Hire.
- ID#: 20C14** b. Communication received from Planner and Land Use Administrator Lad Dell regarding the proposed zoning amendments for the Community Improvement Trust Fund.
- ID#: 20C15** c. Communication received from Planner and Land Use Administrator Lad Dell regarding the proposed zoning amendments for Wireless Communications Overlay District (WCOD).
- ID#: 20C16** d. Communication received from the President of the Chelsea Chamber of Commerce Joseph W. Mahoney regarding the Home Rule Petition for additional alcohol licenses.
- ID#: 20C17** e. Communication received from the President of the Chelsea Chamber Charitable Foundation Sergio M. Jaramillo regarding the Home Rule Petition for additional alcohol licenses.

**9. COMMITTEE REPORTS**

**10. UNFINISHED BUSINESS**

**11. SECOND READINGS**

- ID#: 20CM52** a. Communication received from City Manager Ambrosino regarding the Appointments to Boards and Commissions:
  1. Mr. Jacob Resnek for re-appointment to the Board of Registrars of Voters.
  2. Ms. Emily Chermiack for appointment to the Licensing Commission.
  3. Mr. Mohamed Qasim for re-appointment to the Community Schools Advisory Board.
- ID#: 20F15** b. Order introduced by Councilor Brown regarding the Treasurer, with the approval of the City Manager, being authorized to issue refunding bonds. At one time or from time to time, pursuant to Chapter 44, Section 21A of the General Laws, or pursuant to any other enabling authority, to refund all or any portion of the City's general obligation bonds outstanding as of the date of adoption of the Order, and that the proceeds of any refunding bonds issued pursuant to this vote shall be used to pay the principal, redemption premium

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and interest on the bonds of the city to be refunded, and cost of issuance of the refunding bonds; and that the Treasurer is authorized to execute such documents as may be necessary or desirable to carry out this transaction, including one or more refunding trust agreements with a bank or trust company.

**ID#: 20F16** c. Order introduced by Councilor Brown regarding the Treasurer being authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require.

**ID#: 20F17** d. Order introduced by Councilor Brown regarding the Urban Center Housing Tax Increment Financing ("UCH-TIF") Zone, entitled the Central Avenue Commerce District, and roughly bounded by: Marginal St., from Willow St. to Parcel 14-21 to the east; Watts St., from Parcel 14-21 to Parcel 22-17 to the north; the boundaries of Parcel 22-17, from Watts St. to Central Ave., to the west; the center line of Central Ave., from Parcel 22-17 to Willow St., to the south; and Willow St., between Central Ave. and Marginal St. to the south, as depicted in "Central Avenue Commerce District UCH-TIF Zone Map," be adopted.

**ID#: 20F18** e. Order introduced by Councilor Brown regarding the UCH-TIF Plan for the Central Avenue Commerce District, prepared by the Department of Planning and Development be adopted.

**ID#: 20F19** f. Order introduced by Councilor Brown regarding (a) the approval of the Urban Center Housing Tax Increment Financing ("UCH-TIF") Agreement ("UCH-TIF Agreement") between the City of Chelsea and Joseph J. Corcoran Company LLC for the redevelopment of real property situated at 170 Central Avenue, Assessors Map 22, Lot 17; Map 22, Lot 106; and Map 22, Lot 107, attached hereto; (b) authorizing the City Manager to submit a Certified Project Application to the Massachusetts Department of Housing and Community Development for approval; and (c) authorizing the City Manager to execute the UCH-TIF Agreement on behalf of the City and take such other and further action as may be necessary or appropriate to obtain approval of the Certified Project Application, to carry out the purposes of this Order, and take any other action to carry out the purposes of this vote.

## 12. NEW BUSINESS

**ID#: 2060** a. Request introduced by Councilor Robinson regarding the City Manager providing an update on the Forbes properties.

## 13. PUBLIC ANNOUNCEMENTS

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