

SUSPENSION C/B  
ACCEPTED AND FILED

Chelsea, Massachusetts December 23, 2019

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea, Massachusetts 02150. The following Councilors were present: Councilor Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Councilors Lopez and Recupero were absent. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

**Memoriums and Celebratory Resolutions:**

The following Resolution was introduced by Councilor Brown and all members of the City Council. Councilor Brown moved to adopt under suspension and it was adopted.

RESOLUTION

WHEREAS, Charles F. Lanzillo Sr. a lifelong resident of Chelsea, was born on January 7, 1920 and will be celebrating his 100<sup>th</sup> birthday in the month of January, 2020 at the Homewood Suites Hotel in Chelsea with family and friends; and  
WHEREAS, Charlie was the middle of seven children and he graduated from Chelsea High in 1939 and later joined the United States Air Force from September 1942 to November 1945 during which he served as Crew Chief on B-29 bomber on the Island of Tinian from 1944-1945, receiving the Bronze Star while serving his duty during World War II; and  
WHEREAS, Charlie was married to Dorothy Beaulieu for 67 years and from this union came three children, Charles Jr. Susan and Joan, and is the grandfather of three and great grandfather of four; and  
WHEREAS, Charlie worked for the Chelsea Record Newspaper for over 30 years; and  
WHEREAS, Charlie continues to enjoy life, family and friends and to this day still resides in the City of Chelsea he has called home all his life; now therefore BE IT  
RESOLVED, that I, Councilor Calvin T. Brown and the entire City Council, given on this day, sincerely wish Charles F. Lanzillo a happy 100<sup>th</sup> birthday and thank him for his service to our country.

The following Resolution was introduced by Councilor Vidot and all members of the City Council. A motion from Councilor Garcia to adopt under suspension was adopted.

RESOLUTION

WHEREAS, the City of Chelsea has officially convened a new Commission on Disability for the purpose of improving accessibility to all people in Chelsea; and  
WHEREAS, through its hard and diligence, the Commission on Disability has already, in its short time in existence, successfully obtained an FY20 Municipal ADA Improvement Grant in the amount of \$186,698, monies that will be used to complete renovations to public buildings to improve accessibility; and

WHEREAS, children, parents, community leaders, public officials and municipal employees will benefit from the accomplishments and improvements that will be completed using this Grant funding; and

WHEREAS, the City of Chelsea joins together to affirm the notion of equality and inclusion for all people with disabilities; and

WHEREAS, the City of Chelsea is proud to recognize the accomplishments and contributions of our residents with disabilities; and

WHEREAS, the City of Chelsea is committed to working towards eliminating barriers and discrimination against people with disabilities in order to allow them to achieve greater social, economic and personal independence; and

WHEREAS, none of this would be possible without the support and dedication of the newly formed Commission on Disability;

NOW THEREFORE BE IT

RESOLVED, that the Chelsea City Council formally recognizes the efforts of the Commission on Disability for their work toward improving the lives of all people in Chelsea.

**Public Hearings: Opened at 7:08 p.m.**

The following public hearings were taken as one.

Proposed zoning amendments for the storage of vehicles,

Proposed zoning amendment for the community improvement trust fund

Public Hearing on the proposed zoning amendment for the wireless communications overlay district.

City Manager Thomas . Ambrosino spoke and explained briefly the proposals. He was in favor of the proposals.

Closed at 7:16 p.m.

The next public hearing was 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.

Shaun McRenolds Director for Development for the Innes Apartments, spoke in favor of the T.I.F. Agreement

Juan Vega Chelsea Housing, spoke in favor of the proposal.

Thomas G. Ambrosino City Manager, spoke in favor of the TIF proposal.

The hearing on the T.I.F. Proposal closed at 7:20 p.m.

The public hearing on the home rule petition, additional alcohol licenses was canceled and will be re-advertised at a later date.

The hearings were closed at 7:22 p.m.

*The City Council minutes Dated December 9, 2019 were approved at the request of Councilor Garcia under suspension.*

**Communications from the City Manager:**

*The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.*

The Honorable Chelsea City Council  
Chelsea City Hall  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Chelsea Collaborative

Dear Councilors:

In response to the recent City Council Orders regarding the Chelsea Collaborative, I have attached a letter from the Collaborative dated December 10, 2019. In the letter, the Collaborative confirms that it has not expended, and will not expend in the future, any funds from the City of Chelsea for voter registration activities. Further, as requested by the Council, the letter identifies the number of individuals the Collaborative registered to vote in the most recent municipal election.

Sincerely,  
Thomas G. Ambrosino  
City Manager

*The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Garcia to accept and file was adopted under suspension.*

The Honorable Chelsea City Council  
Chelsea City Hall  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Mr. Fernando Mazzoni, 8 Edith Ave. #2, Everett, Massachusetts, as a temporary employee to work on a MassSave Municipal Partnership grant awarded to the Department of Public Works and to grant him a waiver from residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. A copy of Mr. Mazzoni's resume is attached.

The MassSave grant will cover the salary of Mr. Mazzoni for one year. Mr. Mazzoni will earn \$13.20 per hour for a maximum of 19 hours per week.

The MassSave grant is funded by Eversource and is designed to improve outreach to residents and businesses in Chelsea and increase participation in Eversource's different energy reduction and incentive programs. Mr. Mazzini will engage in door knocking campaign's social media, mailings and other tasks to encourage residents and businesses to sign up to these free energy reduction programs.

Mr. Mazzoni has previously worked as an intern for the DPW and knows the City well. Mr. Mazzoni grew up in Chelsea and graduated from Chelsea High School. His family only recently moved to Everett.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Avellaneda to accept and file was adopted under suspension.

The Honorable Chelsea City Council  
Chelsea City Hall  
500 Broadway  
Chelsea, Massachusetts 02150

Re: *Soundproofing Funding*

Dear Councilors:

I am writing in response to the recent Council Order seeking clarification on the request to set aside \$300,000 for soundproofing from funds provided to the City by Massport.

As I explained in my May 30, 2019 letter (a copy of which is attached), the annual \$600,000 payment from Massport cannot be directly utilized for soundproofing. The Massport payment is a PILOT payment that is considered a General Fund revenue by the Department of Revenue. It cannot be directly spent by the City. Instead, if the Council wishes to set aside funding for soundproofing, it must make a specific appropriation of funds.

As previously promised, I will submit to the City Council an appropriation request for this soundproofing purpose, in the amount of \$300,000, from recently certified Free Cash. That appropriation request will be submitted to the City Council in January as part of a broader financial package for Free Cash expenditures.

If the Council approves the appropriation, we will need to confer together on how to operate a soundproofing program. We will need to establish, jointly, some guidelines in order to ensure that the funds are equitably distributed.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communications and Petitions to the Council:**

A copy of a communication was received from Planner and Land Use Administrator Lad dell regarding the proposed zoning amendments for Storage of Vehicles for Hire or Return from Hire. A motion from Councilor Avellaneda for roll call passed and accepted the communication 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Councilors Lopez and Recupero were absent.

A copy of a communication was received from Planner and Land Use Administrator Lad Dell regarding the proposed zoning amendments for the Community Improvement Trust Fund. A motion from Councilor Avellaneda to accept and file was adopted under suspension.

A copy of a communication was received from Planner and Land Use Administrator Lad Dell regarding the proposed zoning amendments for Wireless Communications Overlay District (WCOD). A motion from Councilor Avellaneda to accept and file was adopted under suspension.

A copy of a communication was received from President of the Chelsea Chamber of Commerce Joseph W. Mahoney regarding the Home Rule Petition for additional alcohol licenses. A motion from Councilor Avellaneda to accept and file was adopted under suspension.

A copy of a communication was received from the President of the Chelsea Chamber Charitable Foundation Sergio M Jaramillo regarding the Home Rule Petition for additional alcohol licenses. A motion from Councilor Garcia to accept and file was adopted under suspension.

**Unfinished Business:**

The following Zoning Amendment was introduced by Councilor Vidot. A motion from Councilor Garcia to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.

WHEREAS, the Chelsea City Council has authority to adopt municipal zoning ordinances that encourage the most appropriate use of land throughout the City; and

WHEREAS, the City of Chelsea wishes to adopt new zoning rules to providing greater opportunity in the City for the a vehicle storage use required by residents and the general economy of the City; and

**NOW, THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES AS FOLLOWS

**Amendment 1**

That Chapter 34, Article X Definitions be amended by adding to Section 34-241 – Definitions a new definition which shall read as follows:

**Section 34-241. Definitions**

*Storage of Vehicles for Hire or Return from Hire* means an area set aside for the storage of vehicles that

are hired for a period of time for the purpose of transporting passengers, including but not limited to vehicles owned by rental car companies, taxi-cab businesses or transportation network companies.

**Amendment 2**

That Chapter 34, Article XIII The Table of Principal Use Regulations, Section 34-300 by changing the Use for Storage of Vehicles for Hire or Return from Hire as follows:

Principal Use	Districts													
	R1	R2	R3	BR	BR2	BH	B	SC	W	LI	LI2	NHR	NHC	
Storage of Vehicles for Hire or Return from Hire	N	N	N	N	N	N	SP	N	N	SP	SP	SP	N	N

The following Zoning Amendment was introduced by Councilor Vidot. A motion from Councilor Brown to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Councilors Lopez and Recupero were absent.

WHEREAS, the Chelsea City Council has authority to adopt municipal zoning ordinances that encourage the most appropriate use of land throughout the City; and

WHEREAS the City of Chelsea also wishes to clarify its existing Community Improvement Trust Fund language.

**NOW, THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES BY AMENDING AS FOLLOWS

**Amendment 1**

That Chapter 34, Article V General and Supplemental Regulations be amended by changing Section 34-111 Community Improvement Trust Fund as follows:

In subsection 34-111(a), by striking the words “currently nonconforming” in both paragraph one and paragraph two and replacing with the words “allowed by right”, such that the new paragraph (a) reads as follows:

Section 34-111 – Community Improvement Trust Fund

(a) In any case where the zoning board of appeals (ZBA), with the exclusion of single, two and three-family dwellings, grants a special permit or variance resulting in an increase in intensity of use, the ZBA shall require the applicant to make a payment into a community improvement trust fund only for that portion of the new structure or structures which: (1) extend into the area of required open space from which the developer received relief; or (2) exceed the number of units, the FAR, the height or the maximum building coverage allowed by right within the district in which they are located. The ZBA may waive the requirements of this section upon a recommendation from the department of planning and development.

Payments shall be made to the community improvement trust fund in two equal installments in a sum equal to three percent of the total construction cost beyond what percent of construction is allowed by right. The first installment shall be made prior to the granting of any foundation or building permit, and the second installment shall be made prior to issuance of any temporary or permanent occupancy permit. The construction costs shall be determined by the applicant and for the review and approval of the department of planning and development. In determining the construction costs, the applicant shall use median square foot construction costs in the Boston metropolitan area as defined by any generally accepted construction cost estimating publication.

The following zoning amendment was introduced by Councilor Vidot. A motion from Councilor Brown to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea; and

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and

WHEREAS, Federal law has changed with the advent of 5G capabilities and the City Administration has determined that a new process for handling requests to install new 5G facilities requires a changed to the City Zoning Ordinance;

WHEREAS, The amendment to Chapter 34, Article VIII, Special Districts Section 34-182 - Wireless Communications Overlay District (WCOD) of the City of Chelsea Zoning Ordinance is attached to this Order;

**NOW, THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

**AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD THE FOLLOWING ZONING PROVISIONS**

## Amendment 1

That Chapter 34, Article VIII, Section 34-182 - Wireless Communications Overlay District (WCOD) of the City of Chelsea Zoning Ordinance be amended by striking the existing Section 34-182 and replacing with the following new Section:

Sec. 34-182. - Wireless Communications Overlay District (WCOD).

- (a) *Scope and purpose.* This section applies to the Wireless Communications Overlay District (WCOD). The purpose of this section is to regulate the deployment of small wireless facilities (as that term is defined at 47 CFR 1.6002 (l), as well as the structures (as that term is defined at 47 CFR 1.6002 (m)) on which small wireless facilities are affixed or may be sought to be attached, modified, or removed. The WCOD has been created:
- (1) To manage the public rights of way and preserve the City's significant investments in time and money in the acquisition and maintenance of public rights of way and other City-owned or controlled property on which, around which, and over which small wireless facilities and or structures are located;
  - (2) To preserve and advance universal wireless service, protect the public safety and welfare, ensure the continued quality of telecommunications services and safeguard the rights of consumers;
  - (3) To ensure that the City's businesses, residents and visitors have the best opportunity to reliably access the highest quality wireless networks and make use of advanced wireless services and applications;
  - (4) To not unreasonably discriminate among providers of functionally equivalent services and to not effectively prohibit the provision of personal wireless services all in compliance with all applicable laws, including 47 U.S.C. §332(c)(7)(B)(i),(iii);
  - (5) To reasonably avoid or remedy the intangible public harm of unsightly or out-of-character deployments of small wireless facilities and/or structures.
- (b) *Location.* The WCOD shall be located in all districts.
- (c) *Applicability.* The WCOD shall be construed as an overlay district with regard to said locations. All requirements of the underlying zoning shall remain in full force and effect, except as may be specifically superseded herein or except as otherwise unavailable options are provided herein.
- (d) *Installations that Do Not Require Special Permit – Not in Excess of 5 Feet Above Existing Structures*
- (1) Small wireless facilities, including equipment facilitating small wireless communications, such as antennas, small cells, dishes, fiber optic and power cables and connections, remote radioheads, brackets, devices, junction boxes, conduits, meters and all other related equipment, that do **not** exceed five feet above the height of an **existing** structure to which it is attached, shall be allowed by right but subject to Grant of Location.
  - (2) In all cases, modifications to small wireless facilities shall be subject to subsection (d)(1) of this section.
  - (3) To the maximum extent feasible, small wireless facilities and structures shall minimize adverse visual effects on the environment. In addition, equipment mounted on structures



that are poles shall not be located less than ten (10) feet above the mean finished ground elevation at the base of the pole. The inspector of buildings may impose reasonable conditions to ensure this result, including, but not limited to, screening and/or color, materials and texture of exterior equipment as well as measures to address noise and/or light impacts.

(e) *Installations That Require a Special Permit and Site Plan Review*

- (i) of a structure (as that term is defined at 47 CFR 1.6002 (m)) that is located anywhere other than the location of an existing structure; or
- (ii) that involves replacement of a structure with a new structure that is not of the same kind and quality or that involves a “substantial change” as provided in 47 CFR 1.6100 (7); or
- (iii) that exceeds five feet above the height of an existing structure to which it is attached shall require a Special Permit issued by the zoning board of appeals and Site Plan Review by the planning board upon a finding that the proposed new structure or modification to an existing structure or height will not cause substantial detriment to the city or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. The determination shall include consideration of all of the following:
  - (i) Communications needs served by the facility;
  - (ii) Traffic flow and safety, including parking and loading;
  - (iii) Adequacy of utilities and other public services;
  - (iv) Impacts on neighborhood character, including aesthetics;
  - (v) Impacts on the natural environment, including visual impacts; and
  - (vi) The protection of public safety and welfare;
  - (vii) The continued quality of telecommunications services;
  - (viii) The rights of consumers; and
  - (ix) Management of the public rights of way.

(2) Requirements in General

- (i) To the extent feasible, service providers shall collocate (attach) small wireless facilities on a single structure. New structures shall be designed to accommodate foreseeable users (within a ten-year period) where technically practicable.
- (ii) New structures that are poles shall be limited in design to single-poles, hereinafter referred to as “monopoles.” No three-legged poles, or lattice towers with or without guy-wires, shall be permitted. Monopole height shall not exceed 100 feet above mean finished ground elevation at the base of the mounting structure; provided, however, that a monopole may be erected higher than 100 feet where collocation is approved or proposed, not to exceed a height of 140 feet above mean finished ground elevation at the base of the mounting structure.
- (iii) New structures that are monopoles shall be considered only upon a finding that existing or approved monopoles or other structures cannot accommodate the equipment planned for the proposed monopole.
- (iv) All structures associated with small wireless facilities shall be removed within one year of cessation of use.
- (v) Fencing may be required to control unauthorized entry to small cell facilities and or structures.

(vi) The setback of small cell facilities and structures from the property line shall not be less than 50 feet.

(3) Submittal requirements.

As part of any application for a special permit, applicants shall submit, at a minimum, the information required for site plan approval, as set forth herein at sections 34-214-215. Applicants shall also describe the capacity of the structure, including the number and types of antennas that it can accommodate and the basis for the calculation of capacity.

(f) *Requirement for Grant of Location and Licensing.*

All small wireless facilities and structures allowed pursuant to this Overlay District shall require Grant of Location review and approval by the Department of Public Works as well as a Licensing Agreement with the Law Department before any building permit may issue for installation.

BE IT FURTHER ORDERED,

That the petition be forwarded to the Chelsea Planning Board for a recommendation of the Zoning Amendment pursuant to Mass. Gen. Laws c. 40A.

**Second Readings.**

*The following appointments to Boards and Commissions were read for the second time. A motion from Councilor Garcia to affirm the appointments by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Councilors Lopez and Recupero were absent.*

For Re-appointment to the Board of Registrars of Voters, Mr. Jacob Resnek, 68 Captains Row Chelsea.

For appointment to the Licensing Commission, Ms. Emily Cherniak, 183 Congress Ave Chelsea.

For re-appointment to the Community Schools Advisory Board, Mr. Mohammed Quasim, 3 Clinton Court, Chelsea.

*The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.*

AN ORDER ADOPTING AN URBAN CENTER HOUSING TAX INCREMENT FINANCING (“UCH-TIF”) ZONE and UCH-TIF PLAN AS PRESENTED, OR TAKE ANY OTHER ACTION IN RELATION THERETO, FOR THE EXPRESS PURPOSE OF FURTHERING AFFORDABLE RESIDENTIAL HOUSING AND COMMERCIAL DEVELOPMENT, PURSUANT TO 760 CMR 58.00, AS AUTHORIZED BY CHAPTER 40, SECTION 60 OF THE GENERAL LAWS.

**Ordered:** That in accordance with Chapter 40, Section 60 of the General Laws, and pursuant to 760 CMR 58.00, 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,” attached hereto, is hereby adopted.

*The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.*

**Ordered:** That in accordance with Chapter 40, Section 60 of the General Laws, and 760 CMR 58.00, the UCH-TIF Plan for the Central Avenue Commerce District, prepared by the Department of Planning and Development and attached hereto, is hereby adopted.

*The following Order was introduced by Councilor Brown. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.*

AN ORDER (A) APPROVING THE URBAN CENTER HOUSING TAX INCREMENT FINANCING (“UCH-TIF”) AGREEMENT (“UCH-TIF AGREEMENT”) BY AND BETWEEN THE CITY OF CHELSEA AND JOSEPH J. CORCORAN COMPANY LLC, PURSUANT TO CHAPTER 23B; CHAPTER 40, SECTION 59; CHAPTER 40 SECTION 60, AS AMENDED; AND 760 CMR 58.00, FOR THE REDEVELOPMENT OF REAL PROPERTY SITUATED AT 170 CENTRAL AVENUE, CATALOGUED IN THE ASSESSOR’S MAPS UNDER MAP 22, LOT 17, MAP 22, LOT 106; AND MAP 22, LOT 107, AND OWNED IN FEE BY THE CHELSEA HOUSING AUTHORITY, WHO HAVE ENTERED INTO A 99-YEAR LEASE AGREEMENT WITH THE JOSEPH J. CORCORAN COMPANY LLC FOR THE REDEVELOPMENT OF THE PROPERTY; (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 AND ANY OTHER RELATED DOCUMENTS AND TAKE SUCH OTHER AND FURTHER ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE UCH-TIF AGREEMENTS, AND TAKE SUCH OTHER AND FURTHER ACTION AS MAY BE NECESSARY OR APPROPRIATE TO OBTAIN APPROVAL OF THE CERTIFIED PROJECT APPLICATION OR TO CARRY OUT THE PURPOSES OF THIS ORDER, AND TO TAKE ANY OTHER ACTION RELATIVE THERETO.

**Ordered:** The Chelsea City Council (a) hereby approves, in accordance with Chapter 23B; Chapter 40, Section 59; Chapter 40, Section 60, as amended; and 760 CMR 58.00, 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) hereby authorizes the City Manager to submit a Certified Project Application to the Massachusetts Department of Housing and Community Development for approval; and (c) hereby authorizes 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.

*The following Order was introduced by Councilor Brown and reads for the second time. A motion from Councilor Brown to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Brown, Perlatonda, Tejada, Robinson, and Bishop. Absent were Councilors Lopez and Recupero.*

ORDERED, That in order to reduce interest costs, the Treasurer, with the approval of the City Manager is 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 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.

*The following Order was introduced by Councilor Brown and read for the second time. A motion from Councilor Brown to adopt by roll call passed 8-0-2-1. Voting yes were Councilors Garcia,*

Vidot, Avellaneda, Rodriguez, Perlatonda, Tejada, Robinson and Bishop. Absent were Councilors Lopez and Recupero. Councilor Brown voted present.

ORDERED, That the Treasurer is 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.

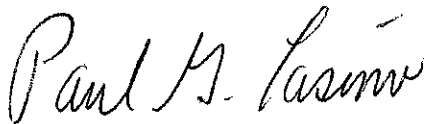
**New Business**

The following order was introduced by Councilor Robinson. An amendment from Councilor Robinson to add Midas Muffler, Sixth Street and Eve. Ave Project to the Order was adopted under suspension.

Request that the City Manager provide an update of the Forbes properties, Midas Muffler Sixth Street, and Eve Ave Project.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino  
Clerk of the Chelsea City Council