

E/R

6-a

SUSPENSION ACCEPTED AND FILED

Chelsea, Massachusetts November 8, 2021

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: Councilors Avellaneda, Garcia, Robinson, Taylor, Lopez, Brown and Zabot. Absent were Councilors Vidot, Recupero, Vega Maldonado, and Rodriguez. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

MEMORIALS & CELEBRATORY RESOLUTIONS:

The following Resolution was introduced by Councilor Zabot, and all members of the City Council motion from Councilor Brown to accept and file was adopted under suspension.

Veterans Day

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC -1 P 2:19

WHEREAS, Veterans Day, formerly known as Armistice Day, was originally set as a US legal holiday to honor the end of World War 1, which officially took place on November 11, 1918. In legislation that was passed in 1938, November 11 was "dedicated to the cause of world peace and to be hereafter celebrated and known as "Armistice Day." As such, this new legal holiday honored World War 1 veterans.

WHEREAS, In 1954, after having been through World War II AND THE Korean War, the 83rd U.S. Congress—at the urging of the veterans service organizations—amended the Act of 1938 by striking out the word "Armistice" and inserting the word "Veterans." With the approval of this legislation on June 1, 1954, Nov. 11 became a day to honor American veterans of all wars: and

WHEREAS, on September 20, 1975, President Gerald R. Ford signed a law which returned the annual observance of Veterans Day to its original date of Nov. 11, beginning in 1978. Since then, the Veterans Day holiday has been observed on Nov. 11th, and

WHEREAS, Countries including Great Britain, France, Australia, and Canada also commemorate the Veterans of World War 1 and World War II on or near the November 11th date. Veterans Day is observed with two minutes of silence at 11 a.m. and

WHEREAS, The City of Chelsea will be holding a virtual Veterans Day Ceremony on November 11th at 10 am and will be broadcasted on City of Chelsea's Facebook page; and

NOW, THEREFORE, BE IT RESOLVED, that the Chelsea City Council honor and commemorate approximately 588,000 veterans that lived in Massachusetts and salute those who served our country with honor, patriotism and courage.

PUBLIC SPEAKING:

The public speaking portion of the meeting opened at 7:10 p.m. The following came forward to speak:

Karen MacInnes, 2 Gove Lane of Salisbury spoke in favor of Community Preservation Project and asked the Council for approval.

The public speaking portion closed at 7:14 p.m.

APPROVAL OF MINUTES:

The minutes of the City Council meeting dated October 18, 2021 were approved at the request of Councilor Taylor under suspension.

COMMUNICATIONS FROM CITY MANAGER:

The following communication was received 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: Part-Time Building Inspector

Dear Councilors:

I am writing in response to the recent City Council Order requesting that I utilize Free Cash to increase the hours of the part-time Building Inspector to full-time.

Given the increasing workload in ISD it was my intention to propose making this a full-time position in the FY23 Budget. However, based upon this request, I am willing to make this change mid-year in FY22 utilizing Free Cash, provided we have a significant Free Cash number. I expect the Free Cash certification to occur in the early part of Calendar Year 2022.

I will follow-up with the Council in a few months.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received 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: Notice of Waiver Intent

Dear Councilors:

I am writing to notify you of my intent to grant a residency waiver to City Clerk employee Kimberley Contreras. Ms. Contreras is a young employee who lives with her parents, and her parents are moving from Chelsea to Revere. Ms. Contreras is a valued employee whom we wish to retain.

In accordance with Administrative Code, Part IV, Section 1.12.02, I request that you provide me with any comments on this 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 Taylor to accept and file was adopted under suspension.

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

Re: Coyotes

Dear Councilors:

I am writing in response to the recent Council Order requesting solutions to the growing coyote population in the City.

Unfortunately, there is no easy fix to the expanding coyote population in urban areas, a problem plaguing not just Chelsea, but many surrounding communities. Coyotes have become more common in urban areas, mainly because food sources are readily available and predators are scarce.

In most circumstances, coyotes are protected from capture, trap or relocation. Unless a coyote is rabid, injured or has demonstrated that it is an imminent threat to the public such as by attacking a human (which is rare) the Massachusetts Division of Fisheries and Wildlife ("Mass Wildlife") prohibits intervention.

Coyotes are natural predators and will hunt for food, including mammals and small pets. But, they typically will avoid contact with humans and can be frightened away by loud noise. According to literature provided by Mass Wildlife, the best advice to avoid attracting coyotes is not to leave any food sources nearby to your home. Although not illegal, feeding coyotes is strongly discouraged because it will simply ensure their continued presence in the area.

I have attached a flyer that MassWildlife has prepared to educate on how to best live with coyotes. We have this information posted on our website. Our Animal Control Officer is always willing to talk with any resident concerned about coyotes. He is also prepared to appear before the City Council in subcommittee to answer any questions that you may have.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received 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: Request for Conflict of Interest Law Exemption

Dear Councilors:

The Division of Recreation & Cultural Affairs wishes to hire another current Chelsea School Department employee, Mr. Alejandro Rivera, 22 Washington Avenue, Chelsea, to a part-time, 4-6 six hour per week position providing technology instruction to residents enrolled in Tech Goes Home classes and technical support for its English Language Program. Because Mr. Rivera is an existing municipal employee with a financial interest in this separate matter, he needs an exemption vote by the City Council from the statutory conflict of interest laws.

I respectfully request that the City Council approve this exemption. All work performed by Mr. Alejandro Rivera for the Division of Recreation & Cultural Affairs will be outside of his normal hours as a School Department employee. He meets all the statutory requirements for the grant of an exemption. See M.G.L. c. 268A, & 20.

Thank you for your attention to this matter.

Sincerely
Thomas G. Ambrosino.
City Manager

The following communication was received 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: Authorization to Sell Salvation Army Building

Dear Councilors:

I am writing to request that the City Council approve the sale of the former Salvation Army building at 440 Broadway to Traggorth Companies, LLC ("Traggorth") for the purpose of developing affordable housing.

As you know, the City is seeking to redevelop the former Salvation Army building to catalyze affordable housing and economic development in the Downtown undertook site-planning activities and engaged

stakeholders to advance an affordable housing project with community benefits. This process culminated with the publication of a Request for Proposals to solicit a development partner. The RFP resulted in the submission of one (1) proposal by Traggorth at an offer price of \$1,150,000. Following review of the proposal, the Evaluation Committee unanimously voted to recommend to the City Council the sale of the property to Traggorth to allow for the project to proceed.

As proposed, the project calls for transformation of the site 29 units of affordable housing, above 4,000 sq. ft. of ground floor retail and 20 parking spaces accessed via Cherry Street. Of the 29 residential units, 10 units will comprise affordable homeownership opportunities for households at 80% of the Area Median Income ("AMI"), while 19 units will be rental homes for households at or below 30% of AMI and 60% of AMI. At the ground level, the proposed envisions flexible space intentionally designed to accommodate local culinary entrepreneurs and small businesses. The retail space will feature an outdoor dining patio overlooking Luther Place, a communal kitchen and a collection of small food shops, similar to a public market. Additionally, the proposal would unlock substantial improvements to 17 units of affordable housing owned by Traggorth at 466 Broadway. Traggorth Companies would rehabilitate and extend the affordability of these 17 units, which are set to expire 2029.

The City expects that the project will create vibrant, healthy housing that is affordable for Chelsea residents, while bolstering homeownership opportunities for first time homebuyers. The City is also optimistic that the unique retail space will enliven the Downtown, generate foot traffic and supply the local economy. The project is consistent with the City's affordable housing and economic development objectives, namely to spur affordable homeownership, enhance the vitality of the Broadway corridor and provide a range of housing types for residents.

Given the strength and economic viability of this proposal, coupled with Traggorth's successful track record of delivering sound affordable projects, I respectfully request approval of the sale of the parcel at 440 Broadway for the amount of \$1,150,000 to Traggorth, subject to the negotiation of a mutually acceptable Land Disposition Agreement. A draft Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATIONS AND PETITIONS TO THE CITY COUNCIL:

A copy of a communication was received from Chairperson of the Community Preservation Committee regarding the approval of awarding of grant funding to FY20222 community preservation projects for \$250,000 Governor Bellingham Cary House Roof and Structural Water Damage Repairs and \$450,000 for Open Space Acquisition at 88 Clinton St. A motion from Councilor Robinson to accept and file was adopted under suspension.

A communication was received from Marianne Ramos thanking the Chelsea City Council for resolution made in her honor. A motion from Councilor Robinson to accept and file was adopted under suspension.

A communication was received from the Sub-Committee Chairman Councilor Avellaneda with regards to Redistricting and their recommendations in voting wards precinct map. A motion from Councilor

Robinson to accept and file and refer it to the sub-committee on conference was adopted under suspension.

SECOND READINGS:

Resolution introduced by Councilor Recuperero regarding Quigley PARC Grant was read for the second time. Councilor Robinson moved to adopt by roll call. The roll call was 7-0-4-0. Voting yes were Councilors Avellaneda, Garcia, Robinson Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot, Recuperero, Vega Maldonado and Rodriguez. Although there were 7 in favor the D.O.R. requires that any money spent from the Stabilization Fund requires a two thirds vote of the full City Council in this case, it would be eight. There will be a Special Meeting of the City Council to address this issue and correct the vote on November 15, 2021.

NEW BUSINESS:

The following order was introduced by Councilor Avellaneda. A motion from Councilor Garcia moved the order to the sub-committee on conference under suspension.

WHEREAS, the City of Chelsea acquired the property located at 440 Broadway, catalogued as Parcel ID #685, Map #38, and Lot #1 in the City of Chelsea's Assessors Maps, for the public purpose of the development of affordable housing in a mixed-use building; and

WHEREAS, the City, through the Department of Housing & Community Development, prepared and released a Request for Proposals for the sale, redevelopment and operations and maintenance of the property into a mixed-use, building per the requirements of M.G.L. Chapter 30B; and

WHEREAS, the City of Chelsea assembled an Evaluation Committee, including one member of the City Council, one local housing expert, a member of the Affordable Housing Trust Fund Board one Department of Housing & Community Development Staff, and one staff member of the City Manager's Office, to evaluate the proposals received and vote upon a recommendation to send to the City Manager, who in turn has relayed it to the City Council: and

WHEREAS, the Traggorth Companies submitted a proposal for the acquisition, redevelopment, operations and maintenance of the site for a purchase price of \$1,150,000, with a plan to develop 29 affordable housing units, including 10 affordable home ownership, units, above 4,100 sq. ft. of ground floor retail and 20 parking spaces; and

WHEREAS, the Evaluation Committee has voted to recommend an award to Traggorth Companies, based upon the proposal submitted, with certain conditions, including that Traggorth Companies shall; 1. Ensure all commercial and personal loading and unloading of retail materials occur on Cherry Street so as not to hinder traffic flow or adversely affect parking on Broadway; 2. Any future use of the retail space not detailed in the RFP shall be subject to review and approval by the Department of Housing & Community Development; and 3. All legal documents, including but not limited to condominium documents, shall be subject review by the City for the purpose of ensuring fairness to all owners, renters and persons with physical interest in the property; and

WHEREAS, the purpose is consistent with the City's 2017 Comprehensive Housing Analysis and Strategic Plan, the Affordable Housing Trust Fund Board's 2018 Strategic Plan, and the Community Preservation Committee's 2019-21 Community Preservation Plan

WHEREAS, the sale of the property located at 440 Broadway to Traggorth Companies or another wholly owned entity would be subject to the conditions and provisions of a Land Disposition Agreement that shall be negotiated by the City Manager.

Ordered, By this vote, the City Council; 1. Authorizes the sale of 440 Broadway to Traggorth Companies for the price of \$1,150,000 for the development of 29 units of affordable housing, 4,100 sq. ft. of retail space and 20 parking spaces, as described in the Traggorth Companies proposal. 2. Endorses the project pursuant to the conditions set forth by the Evaluation Committee and any future conditions imposed by the City; and 3. Authorizes the City Manager to negotiate on behalf of the City a Land Disposition Agreement with Traggorth Companies and take any and all actions necessary to carry out the project.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 7-0-4-0. Voting yes were Councilors Avellaneda, Garcia, Robinson, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot, Recupero, Vega Maldonado, and Rodriguez.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time technical support position in the HHS Division of Recreation and Cultural Affairs to be held by Mr. Alejandro Rivera, effective immediately.

The following Order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved it to the sub-committee on conference and a second reading. Under suspension.

Ordered, that the Chelsea City Council adopt new state ward and precinct lines and maps; and new city district lines as depicted in Version 2 (map attached) of the City voting precinct maps.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved it to a second reading under suspension.

APPROPRIATE FROM THE FY2022 COMMUNITY PRESERVATION FUND FOR CPA PROJECTS AND,

ORDER, That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2022 community preservation projects, in accordance with MGL Chapter 44B, Section 5(3)(d) and in accordance with the Revised Code of Ordinances of the City of Chelsea, Chapter 2, Article VII, Division 3, Section 2-330.

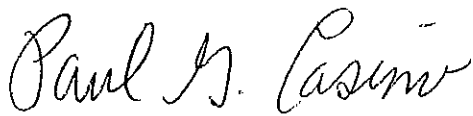
That the Council appropriate the following amounts from the Community Preservation Fund Budgeted Reserve as recommended by the Community Preservation Committee:

1. \$250,000 for Governor Bellingham Cary House Roof and Structural Water Damage Repairs (CP21-01);and

2. \$450,000 for open space acquisition at 88 Clinton Street (CP21-12).

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino". The signature is written in black ink and is positioned above the typed name and title.

Paul G. Casino
Clerk of the Chelsea City Council