



CITY OF CHELSEA, MA  
Department of Housing and Community Development  
Community Preservation Committee

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
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Juan Vega, Co-Chair  
Chelsea Housing Authority  
Caroline Ellenbird, Co-Chair  
At-Large

Johnathan Gomez-Pereira, Co-Clerk  
At-Large

Alex Balcarcel, Co-Clerk  
Historical Commission  
Mimi Rancatore, Treasurer  
Planning Board

Judith Dyer  
Conservation Commission  
Bea Cravatta

Recreation & Cultural Affairs  
José Iraheta  
At-Large

Yahya Noor  
At-Large

COMMUNITY PRESERVATION COMMITTEE  
REGULAR MEETING  
ZOOM MEETING  
THURSDAY, 17 MARCH 2022  
6:00 PM

Oriana Reilly  
Coordinator

**Agenda:**

**I. Call to order –**

Committee members present: Juan Vega, Caroline Ellenbird, Alex Balcarcel, Mimi Rancatore, Jonathan Gomez-Pereira

Committee members absent: Judith Dyer, Bea Cravatta, Jose Iraheta, Yahya Noor

Others in attendance: Oriana Reilly

**II. General Public Comment (3 minutes per person)**

No public comment.

**III. Approval of Minutes**

Motion to approve minutes: Moved by Mimi. The motion carried with 5 Ayes, 0 Nays, and 0 Abstentions by verbal vote.

**IV. Reports**

**a. CPA Update – How Budgeting/Auditing Works**

Oriana presented her screen showing the report she received from Auditing with the current balance in the budget, as well as a different format she plugged into excel with the numbers. Socheath sat down with her to explain how different lines are funded and distributed. Explained the timing of the budget, and which funds are which. For example, the \$972,000 are the taxes received from July 1 – March 9, so will get even more than this by the end of the fiscal year. This number seems to include the state match and the interest from the bank. All 3 budgeted reserves don't go back into the fund balance, they roll over and stay in the buckets.

**b. Budget Report**

Presented the budget in a format she used from Ned, to reorganize the auditing report into more understandable. Also shows what they've allocated in funding cycles.

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- V. New Business
  - a. CPA Plan Update Scheduling FY23
  - b. Plan Public Hearing (required)
  
- VI. Old Business
  - a. New officer elections based on updated bylaws
  
- VII. Other updates and next steps
  - a. Review CPC applications – next meeting

April 14 is the due date for the eligible applications.

  - b. Presentation on Staff Funding Request – Alex Train

Absent, not discussed.
  
- VIII. Adjournment

**COMITE DE PRESERVACIÓN DE LA COMUNIDAD  
REUNIÓN ORDINARIA  
REUNIÓN DE ZOOM  
JUEVES, 17 MARZO 2022  
6:00 PM**

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**Esta reunión se celebrará a través de Zoom**

**ID de la reunión: 951 8997 7587**

**Código de acceso: 122978**

**Un Código de acceso:del Comité de Preservación de la Comunidad de Chelsea se hará el jueves 17 de marzo de 2022 a las 18:00 horas.**

**Agenda:**

- I. Llamada a orden
  
- II. Comentarios del público en general (3 minutos por persona)
  
- III. Aprobación del acta
  
- IV. Informes
  - a. Actualización del CPA - Cómo funciona la presupuestación/auditoría



- b. Informe presupuestario
  
- V. Asuntos Nuevos
  - a. Programación de la revisión del Plan CPA para el año fiscal 23
  - b. Planificar public hearing (required)
  
- VI. Asuntos antiguos
  - a. Rehacer las elecciones de oficiales con los cargos finalizados
  
- VII. Otros actualizaciones y próximos pasos
  - a. Se revisarán las solicitudes del CPC - en la próxima reunión
  
  - b. Presentación sobre la solicitud de financiación del personal – Alex Train
  
- VIII. Aplazamiento

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