



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, Chair
Chelsea Housing Authority
 Jonathan Gomez-Pereira, Vice Chair
At-Large
 Alex Balcarcel, Clerk
Historical Commission
 Mimi Rancatore, Treasurer
Planning Board
 Bea Cravatta
Recreation & Cultural Affairs
 Judith Dyer
Conservation Commission
 Caroline Ellenbird
At-Large
 José Iraheta
At-Large
 Yahya Noor
At-Large

**COMMUNITY PRESERVATION COMMITTEE
 REGULAR MEETING
 THURSDAY, 19 MAY 2022
 6:00 PM**

Vacant
 Coordinator

Minutes:

I. Call to Order

Meeting was called to order at 6:14 in Room 102, City Hall, with a quorum present.
 Committee members present: Juan Vega, Caroline Ellenbird, Alex Balcarcel, Mimi Rancatore, Jonathan Gomez-Pereira, Bea Cravatta
 Committee members absent: Judith Dyer, Jose Iraheta, Yahya Noor
 Others in attendance: Alex Train, Karl Allen

II. General Public Comment (3 minutes per person)
 No public comment.

III. Approval of Minutes
 Without objection, reading of the minutes was waived. Ms.Rancatore moved and Ms. Cravatta seconded a motion to approve the March and April minutes. Voted unanimously.

IV. Review of Applications
Congregation Agudas Shalom of Chelsea.
 The applicant's written responses to the Committee's questions were read and discussed. The Committee deliberated on its evaluation of the application and walked through its scoring rubric, reaching consensus on each of the 10 evaluation criteria, as follows:

Lead and Supporting Priorities	3.5
Leveraging Funding	2
Planning and Community Goals	4
Compatibility between CPA Categories	3
Protecting Chelsea's most vulnerable	3
Community Support	4.5
Public Access	2.5
Implementation	4
Budget	4
Organizational Capacity and Maintenance	2
Total	32.5

2022 JUN 19 P 3:21



Members expressed that it was difficult to understand how this request related to the full scope of the building envelope stabilization project, and how many phases it would take to complete the project. There was also a concern that the applicant had not demonstrated progress in the fundraising goals since the last application. The Committee felt it was important to remind the applicant that a deed restriction may be required as a condition of future funding requests.

Ms. Ellenbird moved, and Ms. Cravatta seconded, a motion to recommend to City Council that \$50,000 be appropriated from the CPA Historic Resources Reserve, Account 4902, as a grant to Congregation Agudas Sholom of Chelsea for further repairs to the external masonry on the Fourth Street façade of their building. The award letter should include a restatement of the Committee’s expectation that future applications would be within the context of a developed plan and may trigger the need for a conservation restriction. Passed on roll call vote: 6 in favor, 0 opposed, 0 abstentions.

Housing and Community Preservation Coordinator

Mr. Train answered the Committee’s questions on the application.

Ms. Cravatta moved and Ms. Ellenbird seconded to recommend to City Council that \$53,000 be appropriated from the CPA Community Housing Reserve, Account 4904, as a grant to the Department of Housing and Community Development to partially fund the position of Housing and Community Preservation Coordinator for fiscal years 2023 and 2024.

Passed on roll call vote: 6 in favor, 0 opposed, 0 abstentions.

V. New Business

FY23 Budget

Mr. Train explained the annual budget process and requested that the Committee approve the Order to be submitted to the City Council.

Ms. Ellenbird moved and Mr. Gomez-Pereira seconded to submit the proposed budget to City Council.

Passed on roll call vote: 6 in favor, 0 opposed, 0 abstentions.

VI. Other updates and next steps

Mr. Train shared the current status of the Community Preservation Fund accounts.

If there are funds left in the Administration account, could print revised brochures.

Committee should start thinking about updating the Community Preservation Plan.

The next meeting will be held in person on 16 June 2022.

VII. Adjournment

Ms. Cravatta moved to adjourn. Seconded by Mr. Gomez-Pereira. The meeting was adjourned at 7:42

2022 JUN 19 PM 7:21