

5  
P/M  
ACCEPTED AND FILED  
SUSPENSION

Chelsea, Massachusetts, June 27, 2016

A Special meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea, Massachusetts. The following Councilors were present: Councilors Frank, Vidot, Rodriguez, Recupero, Garcia, Avellaneda, Cortell, and Robinson. Councilors Murphy, and Lopez were absent. Councilor Tejada arrived at 7:15 p.m. Council President Cortell presided over the meeting. The meeting opened at 7:00 p.m.

The following communication was read from City Clerk Deborah A. Clayman. A motion from Councilor Robinson to accept the call of the meeting and file the communication was adopted under suspension.

Honorable Chelsea City Council  
City Hall, 500 Broadway  
Chelsea, MA 02150

Dear Honorable Council Members:

Please be advised that Chelsea City Council President Dan Cortell has called for a Special Meeting of the Chelsea City Council on Monday, June 27, 2016 at 7:00 p.m., in the City Council Chambers, 500 Broadway, Chelsea, MA, for the following reasons:

- 1) Salute to the Flag
- 2) Roll call of Members
- 3) Public Hearing on Proposed Amendment to City of Chelsea Zoning Ordinance.
- 4) All matters pertaining to second readings from June 20, 2016 Council Meeting

Thank you for your attention to this matter.

Very truly yours,  
Deborah A. Clayman  
City Clerk

The public hearing opened at 7:20 p.m.

The City Manager Thomas Ambrosino explained the amendments to the Zoning Ordinance. After he explained all of the proposed amendments an exchange of Questions from the City Council members and City Manager Thomas Ambrosino, pursued. John DePriest Planning and Development Director also answered questions from the Councilors.

Dan Cortell Council President opened the public hearing to those in attendance at approximately 8:05 p.m. The following came forward to speak:

Richard Gordon 294 Broadway Business Owner, spoke on the proposals affecting the Business Community. Generally parking issues.

Emily Nunez Neighborhood Development, spoke on the proposal and gave some recommendations

Maryann Winship Chelsea Resident, gave some ideas on the proposals.

John Denning Beacon Street, gave comments on proposals.

Councillor Robinson moved to continue the public hearing to the City Council meeting dated September 26, 2016 at 7:00 p.m. There were no objections and it was adopted under suspension.

Second Readings:

*The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Garcia, Avellaneda, Cortell, and Robinson. Councilors Murphy, Lopez, and Tejada, were absent.*

WHEREAS, the City of Chelsea (hereinafter referred to as the "City") and LAWRENCEVILLE LLC (hereinafter referred to as "LAWRENCEVILLE") have been in negotiation relative to the mutual desire of each party to secure the necessary assistance to make it economically feasible for LAWRENCEVILLE to build and operate a hotel in Chelsea; and

WHEREAS, in return for participation in the State's Economic Development Incentive Program, LAWRENCEVILLE will invest approximately \$33,790,000 in property acquisition, reconstruction and equipment acquisition at 145-155 Beech Street Eastern Avenue (hereinafter referred to as the "Business Site"), and

WHEREAS, the LAWRENCEVILLE will result in the hire of 40 new full-time jobs over the next five years, with LAWRENCEVILLE agreeing to conduct a local hiring search to backfill any jobs which may become available in subsequent years, and

WHEREAS, LAWRENCEVILLE is seeking a Tax Increment Financing exemption from the City, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23 A of the Massachusetts General Laws, and the City has agreed to provide tax relief as outlined in the Tax Increment Financing Agreement agreed to by the parties, and

WHEREAS, the LAWRENCEVILLE project, as located at the Business Site, is fully located within the boundaries of the Chelsea Economic Target Area (ETA) and the Beech Street

Development District (EOA), as approved by the City of Chelsea and the Massachusetts Economic Assistance Coordinating Council, and

WHEREAS, the LAWRENCEVILLE project is consistent with the City's overall economic development strategies of focusing investment in the Airport-Related and Downtown Boston Support sectors, two of six priority areas the City has identified for intensive investment support,

NOW THEREFORE BE IT ORDERED, that the City Council approves the Certified Project Application of LAWRENCEVILLE and forwards said application for certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement; and

BE IT FURTHER ORDERED, that the City Council authorizes the City Manager to enter into a Tax Increment Financing Agreement between the City and LAWRENCEVILLE, with said agreement providing LAWRENCEVILLE a 7 year exemption on property taxes based on the growth portion of the assessed valuation of the property at the Business Site, and a concurrent exemption on personal property tax at a rate of 60% for Year 1, 60% for Year 2, 50% for Year 3, 50% for Year 4, 40% for Year 5, 35% for Year 6, and 25% for Year 7, beginning in FY 2018 according to the requirements and regulations established that govern the implementation of such Tax Increment Financing Agreements.

*The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Garcia, Avellaneda, Cortell, and Robinson. Councillors Murphy, Lopez, and Tejada were absent.*

WHEREAS, the City of Chelsea (hereinafter referred to as the "City") and Broadway Hotel LLC (hereinafter referred to as "Broadway Hotel") have been in negotiation relative to the mutual desire of each party to secure the necessary assistance to make it economically feasible for Broadway Hotel to build and operate a hotel in Chelsea; and

WHEREAS, in return for participation in the State's Economic Development Incentive Program, Broadway Hotel will invest approximately \$29,564,000 in property acquisition, reconstruction and equipment acquisition at 1012-1018 Broadway (hereinafter referred to as the "Business Site"), and

WHEREAS, the Broadway Hotel project will result in the hire of 40 new full-time jobs over the next five years, with Broadway Hotel agreeing to conduct a local hiring search to backfill any jobs which may become available in subsequent years, and

WHEREAS, Broadway Hotel is seeking a Tax Increment Financing exemption from the City, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23 A of the Massachusetts General Laws, and the City has agreed to provide tax relief as outlined in the Tax Increment Financing Agreement agreed to by the parties, and

WHEREAS, the Broadway Hotel project is consistent with the City's overall economic development strategies of focusing investment in the Airport-Related and Downtown Boston Support sectors, two of six priority areas the City has identified for intensive investment support,

NOW THEREFORE BE IT ORDERED, that the City Council approves the Certified Project Application of Broadway Hotel and forwards said application for certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement; and

BE IT FURTHER ORDERED, that the City Council authorizes the City Manager to enter into a Tax Increment Financing Agreement between the City and Broadway Hotel, with said agreement providing Broadway Hotel an exemption on property taxes based on the growth portion of the assessed valuation of the property at the Business Site at a rate of 50% for Year 1, 40% for Year 2, 25% for Year 3, 25% for Year 4, and 25% for Year 5, beginning in FY 2019 according to the requirements and regulations established that govern the implementation of such Tax Increment Financing Agreements.

*The following order was introduced by Councillor Robison and read for the second time. A motion from Councillor Robison to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Garcia, Avellaneda, Cortell, and Robinson. Councilors Murphy, Lopez, and Tejada were absent.*

WHEREAS, the City of Chelsea (hereinafter referred to as the "City") and Rosev Dairy Foods, Inc. (hereinafter referred to as "Rosev") have been in negotiation relative to the mutual desire of each party to secure the necessary assistance to make it economically feasible for Rosev to retain and expand its dairy operations to Chelsea; and

WHEREAS, in return for participation in the State's Economic Development Incentive Program, Rosev will invest approximately \$6,500,000 in property acquisition, construction and equipment acquisition at 8 Griffin Way (hereinafter referred to as the "Business Site"), and

WHEREAS, the Rosev project will result in the retention of 37 new full-time jobs over the next five years, with Rosev agreeing to conduct a local hiring search to backfill any jobs which may become available in subsequent years, and

WHEREAS, Rosev is seeking a Tax Increment Financing exemption from the City, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23 A of the Massachusetts General Laws, and the City has agreed to provide tax relief as outlined in the Tax Increment Financing Agreement agreed to by the parties, and

WHEREAS, the Rosev project is consistent with the City's overall economic development strategies of focusing investment in the Food sector, one of six priority areas the City has identified for intensive investment support,

NOW THEREFORE BE IT ORDERED, that the City Council approves the Certified Project Application of Rosev and forwards said application for certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement; and

BE IT FURTHER ORDERED, that the City Council authorizes the City Manager to enter into a Tax Increment Financing Agreement between the City and Rosev, with said agreement providing Rosev an exemption on property taxes based on the growth portion of the assessed valuation of the property at the Business Site at a rate of 5% for Year 1, 5% for Year 2, 5% for Year 3, 5% for Year 4, and 5% for Year 5, beginning in FY 2018 according to the requirements and regulations established that govern the implementation of such Tax Increment Financing Agreements.

The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillors Murphy and Lopez were absent.

ORDERED, THAT THE SUM OF \$20,000 BE APPROPRIATED FROM Fund Balance Reserved for Overlay Surplus #01/322000 to Assessor Department #141-FY2017 Data Processing Services Account #0114152-530300 to fund base map updates.

The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillors Murphy and Lopez.

ORDERED, that the Chelsea City Council authorize the transfer of \$956,000.00 from the Capital Stabilization Fund Account #7022 to the School Capital Stabilization Fund Account #7024, to fund ELC project needs.

The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councillors Frank, Vidot, Rodriguez, recupero, Tejada, Garcia, Avellaneda, Cortell and Robinson. Councilors Murphy and Lopez were absent.

ORDERED, that the Chelsea City Council authorize the transfer of \$2,000,000.00 from the Stabilization Fund Account #7020 to the Clark Avenue Middle School Fund #5533 series.

The following order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councilors Murphy and Lopez were absent.

ORDERED, that the Chelsea City Council authorizes the transfer of \$5,546.00 from the Salary Reserve Account #0199959-598000 to the FY 2016 MIS-Salaries Account #0115551-510200.

The following order was introduced by Councillor Recupero and read for the second time. Councillor Recupero moved to adopt by roll call. Councillor Garcia amended the order to go to the sub-Committee on Conference under suspension. The amendment was approved.

ORDERED, that the City Manager look into the possibility of getting rid of the orange trash bags.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

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

Paul G. Casino  
Clerk of the Chelsea City Council