

P/M

ACCEPTED AND FILED
SUSPENSION

Chelsea, Massachusetts, December 19, 2016

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 in attendance: Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councilor Cortell presided over the meeting. The meeting opened at 7:00 p.m.

The Public Hearing with regards to the Amendments to the Zoning Ordinances opened to the General public for comment by Council President Cortell at 7:12. The following came forward to speak:

Mr. Walsh, Community Developer, support for the proposed amendments.

Ms. Colly 150 Captains Row, agreed with the previous speaker.

Mr. Meza Clyde Street, supported affordable housing.

The public hearing closed at 7:18 p.m.

Public Speaking:

Opened at 7:19 p.m. No one came forward and it closed at 7:20 p.m.

The minutes of the City Council meeting dated December 5, 2016 were approved at the request of Councilor Garcia under suspension.

Communications from 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
City Hall Council Chambers

500 Broadway
Chelsea, Massachusetts 02150

Re: *Mystic River Overlook Park Supplemental Funding*

Dear Councilors:

I am writing to request additional funds from the City Council to ensure full construction of the Mystic River overlook Park. This is the proposed park at the lower end of Broadway underneath the Tobin Bridge. The total amount requested is \$400,000.

At the end of 2015, the City was awarded a state PARC (Parkland Acquisition and Renovations for Communities) Grant from the Executive Office of Energy and Environmental Affairs for the design and construction of the Mystic River Overlook Park. The location of this park encompasses an underutilized and dormant space that, when finished, will offer passive and active recreational amenities to Chelsea residents and visitors. While integrating environmentally sustainable, low-maintenance landscape features, the Mystic River Overlook Park Project also calls for environmental abatement, exercise equipment and site furniture, ornamental lighting, the installation of site utilities and an overlook vantage point that is entwined by a series of pedestrian and bicyclist paths. One of these pathways will connect to Chestnut Street to allow dual egress points for emergency vehicles and a pedestrian connection to future public space planned beneath the RT. Expressway.

At present the City has substantially completed all design and engineering work necessary for construction of this Park. However, some unforeseen environmental conditions--specifically contaminated soil---has escalated the scope of necessary construction work. Per PARC Grant guidelines, environmental costs, as well as some public safety infrastructure, are ineligible costs requiring a local contribution. Based upon the City's conservative cost estimates, we expect total construction costs, including these ineligible costs, to be approximately \$937,000. Subtracting the PARC Grant of \$400,000 and some previously approved FY17 CIP funds, the City needs an additional \$400,000 to cover these costs. Funds are available in Free Cash for this purpose.

As always, I am available to answer questions regarding this matter. I again thank the City Council for its unwavering support of Chelsea's parks, playgrounds, and recreational space.

Sincerely,
Thomas G. Ambrosino
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 of the rules.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: *FY17 PARC Grant Award-Highland Park Basketball Courts*

Dear Councilors:

I am writing with good news. Earlier this week, the City was awarded a \$400,000 PARC (Parkland Acquisition and Renovation for Communities) Grant from the Executive Office of Energy and Environmental Affairs for the renovation of Highland Park. The City Council previously approved submission of this grant application last spring.

As you may recall, the proposed renovations of Highland Park include resurfacing of the basketball courts, new basketball equipment, new energy efficient sports lighting, an expanded and refurbished playground area with art elements, seating, and a water feature, as well as the installation and pruning of trees and landscaping. With a focus on updating this invaluable recreational facility, designated as a priority in the City's 2010 Open Space and Recreational Plan, this project will markedly improve Highland Park for all City residents.

The City will complete its design of this park by June 30, 2016, the end of the fiscal year. That design process will include coordination with park users and neighborhood residents. We anticipate holding two public meetings to gather residents input on design features and park amenities during the winter and spring of 2017.

The PARC grant of \$400,000 will finance 70% of the total project cost, based upon a preliminary grant application estimate at \$570,000. Per PARC Grant guidelines, the City is required to appropriate the full project cost in order to execute a contract with the Executive Office of Energy and Environmental Affairs. Following completion of the project, the City will be reimbursed 70% of the project costs, up to the \$400,000 maximum grant reimbursement. As with other parks, it is possible that our costs will exceed \$570,000. If that turns out to be the case I will return to the Council for a further appropriation.

I respectfully request that City Council review for action the attached resolution. As always, I will keep you apprised of this project's progress.

Sincerely,
Thomas G. Ambrosino
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 of the rules.

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

Dear Councilors:

The City has received the formal request for a Tax Increment Financing (TIF) Agreement from Emerald Corporate Center, LLC, the Simboli family-controlled entity that owns the FBI property. The Simbolis have proposed a 20 year TIF, with the first 15 years at 50% and the final five years at 40%. Notwithstanding the length and value of this TIF, I fully support it and urge the Council's approval.

The FBI Building has a very lengthy and tortuous history. Without rehashing all of the details, suffice it to say that, despite enumerable obstacles and costly and exhaustive court battles, the Simboli family was able to secure the relocation of the FBI regional headquarters to Chelsea. Throughout that ordeal, the Simbolis were actively encouraged by the City to maintain their efforts, with the clear expectation that the City would provide the necessary tax relief to make the project economically viable.

It is difficult to understate the significance of the FBI project on the both the image and economic success of the City. The building is an iconic structure in the City, and the presence of the FBI regional headquarters has elevated the City's status. Further, it is undeniable that the presence of this highly regarded federal agency was an important catalyst for much of the surrounding development, including the construction of the residence Inn, the ongoing development of the Hilton Homewood Suites, both phases of One North, the Chelsea Clock development and the Silver Line expansion. Further, the long term presence of a 500 professional, law enforcement workforce is likely to spark continued growth in the area.

The City has long understood that a TIF would be necessary to ensure the financial success of this parcel. When the Simbolis originally purchased the land, with the idea of creating nothing more than typical office space, the City contemplated a 10 year TIF at 50%. With the transformation of the development site from a standard office building to a signature, high rise headquarters of the pre-eminent law enforcement entity in the country, with all its attendant unique security costs, the City recognized that the tax relief would need to be expanded. However, even with the generous terms proposed under this TIF, this site will still be generating among the highest taxes in the City. And, even with the TIF in place, the City is expected to realize more than \$18 million in new tax dollars over the TIF's 20 year term.

Typically, developers work out a TIF in advance of construction, before undertaking the risk. I cannot comment why this did not occur, other than to assume that given 30 year history in Chelsea, the Simbolis trusted the City as a reliable partner that would abide by its unwritten oral commitments. At this point, the City needs to keep its word and ensure that this once in a lifetime project succeeds.

For the above reasons, I ask that the Council vote in favor of the proposed TIF. The appropriate Order is attached.

Sincerely,
Thomas G. Ambrosino

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 of the rules.

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

Re: *Affordable Housing Zoning Amendment*

Dear Councilors:

Pursuant to the discussion at the Council's November 14, 2016 Sub-Committee meeting, I am submitting for your consideration two versions of a revised Affordable Housing Zoning Amendment. The revisions are identical except that one includes a provision allowing the City to accept from the developer, at the City's option, a fee in lieu of constructing affordable housing, and the other does not. There seemed to be a difference of opinion on this provision, so I have provided both options for the Council to consider.

In all other respects, the two versions are similar. Both contain the other changes discussed at Subcommittee which appeared to have broad support. Specifically both versions increase the default requirement of affordable housing from 10% to 15%, but also contain an incentive to reduce affordability to 10% if the developer provides a mix of affordability acceptable to the Planning Department that includes, in addition to units priced at 80% of median area income, units at 30% and 50% of median area income.

I thank John DePriest and his staff for preparation of these Ordinances. We will be available to answer any questions.

Sincerely,
Thomas G. Ambrosino
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 of the rules.

The Honorable Chelsea City Council
Chelsea City HALL
500 Broadway
Chelsea, Massachusetts 20150

Re: *New Zoning Amendments*

Dear Councilors:

I am writing to request the City Council consider two additional changes to the City's Zoning Ordinance. Both changes have been prompted by recent proposals submitted to the City.

The first change requests elimination of the hotel, motel and like uses from our Industrial Districts. The City is currently considering a hotel proposal for the Industrial District in the Second Street area. And, although that particular proposal is on a parcel for which the use is acceptable to the City, for most of the parcels in the industrial districts, particularly ones in the Industrial Triangle, a hotel/motel use would conflict with existing heavy industrial businesses. Accordingly, we believe elimination of this use from the industrial zones would better serve the City's economic planning goals.

The second change seeks to revise the definition of *Indoor commercial recreation* to include more types of recreational uses. The City has received a request from a property owner in the Shopping Center District to accommodate a tenant that operates an archery tag and mystery game recreation facility to locate. The City believes the use is attractive, but the current definition of indoor commercial recreation is too restrictive to allow it. This change will make the use permissible.

I am specifically requesting that the Council move these two changes to a hearing before the Planning Board, and schedule a Council public hearing for some time in February. With that schedule, the Planning Board can take up the matter at its January 24, 2017 meeting and return a recommendation to the Council at that time.

Thank you for your consideration of these amendments.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from City/Parking Clerk Jeannette Cintron regarding the actions that were approved at the December 13, 2016 Traffic and Parking Commission Meeting. A motion from Councilor Garcia to accept and file was adopted under suspension.

A copy of a communication was received from City Solicitor Cheryl Watson Fisher regarding the legal opinion as to proposed fund to partially reimburse property owners for property taxes. A motion from Councilor Robinson to accept and file was adopted under suspension of the rules.

Second Readings:

The following communication from City Manager was read for the second time. A motion from Councilor Garcia to affirm the appointments by the City Manager, by roll call passed 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Avellaneda, Cortell, and Robinson.

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

Re: *Appointments*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For appointment to the Chelsea Licensing Commission, Mr. James R. Guido, 118 Warren Avenue, Chelsea to fill the unexpired term of Mr. Ken Umemba, who has resigned. The unexpired term ends on March 31, 2019. A copy of Mr. Guido's resume is attached.

For re-appointment to the Board of Registrars, Mr. Jacob Resnek, 68 Captains Row Rear, for a three year term expiring in 2019.

The following order was introduced by Councilor Cortell and read for the second time. A motion from Councilor Frank to adopt by roll call passed 10-1-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Murphy, Lopez, Tejada, GARCIA, Avellaneda, Cortell, and Robinson. Councilor Recupero voted no.

ORDERED, that the City of Chelsea hereby accepts the provisions of General Law Chapter 40, Section 57 as amended.

The following order was introduced by Councilor Cortell and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea;
WHEREAS, the City of Chelsea wishes to enact a new law passed by the Massachusetts Legislature to allow for the City to withhold licenses and permits for those delinquent in taxes or fees regardless of how long the delinquency has existed;
WHEREAS, adoption of this new law requires a minor change in the City's current Ordinance.

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:

That Chapter 2, Section 2-199(a) be amended by:

- (1) adding in line 3, after the word "annually", the words "and may periodically"; and
- (2) striking out in lines 7 and 8 the words "for not less than a 12-month period."

The new full version of Chapter 2, Section 2-199(a) shall read as follows:

Sec. 2-199. - Licenses and permits of delinquent taxpayers.

- (a) *Tax collector to provide name of delinquent taxpayers.* The treasurer/collector or other municipal official responsible for records of all municipal taxes, assessments, betterments and other municipal charges (hereinafter referred to as the treasurer/collector) shall annually, and may periodically, furnish to each department, board or commission which issues licenses or permits, including renewals and transfers (hereinafter referred to as the licensing authority), a list of any person, corporation or enterprise (hereinafter referred to as party) that has neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges, and which has not filed in good faith a pending application for an abatement of such tax or a pending petition before the appellate tax board.
- (b) *Denial, suspension or revocation of license or permit.* Any licensing authority may deny, revoke or suspend any license or permit, including renewals and transfers, of any party whose name appears on the list furnished to the licensing authority from the treasurer/collector; provided, however, that written notice is given to the party and the treasurer/collector, as required by applicable provisions of law. Upon written request, a party shall be given a hearing by the treasurer/collector, to be held not earlier than 14 days after such notice, unless agreed to by all parties. Said list shall be prima facie evidence for denial, revocation, or suspension of the license or permit to any party.
 - (1) The treasurer/collector shall have the right to intervene in any hearing conducted with respect to such license denial, revocation or suspension. Any findings made by the treasurer/collector with respect to such license or permit denial, revocation or suspension shall be made only for the purpose of such proceeding and shall not be relevant to or introduced in any other proceeding at law, except for any appeal from such license or permit denial, revocation or suspension.
 - (2) Any license or permit denied, suspended or revoked under this section shall not be reissued or renewed until the licensing authority or permit granting authority receives a certificate issued by the treasurer/collector that the party is in good standing with respect to any and all local taxes, fees, assessments, betterments or other municipal charges payable to the municipality as the date of issuance of said certificate.
- (c) *Payment agreement.* Any party may be given the opportunity to enter into a payment agreement with the treasurer/collector, thereby allowing the licensing authority to issue a license. The validity of such license shall be conditioned upon the satisfactory compliance with such agreement. Failure to comply with such agreement shall be grounds for the suspension or revocation of such license or permit; provided, however, that the holder shall be given notice and a hearing as required by applicable provisions of law shall be held.

- (d) *Waiver.* The city manager may waive such denial, suspension or revocation if the city manager finds that the property owner, its officers or stockholders, if any, or members of the immediate family of the property owner, its officers or stockholders, as the term "immediate family" is defined in M.G.L. c. 268A § 1, has no direct or indirect business interest in the business or activity conducted in or on such property.
- (e) *Exclusion of certain licenses and permits.* This section shall not apply to the following:
 - (1) Open burning permissions under M.G.L. c. 48, § 13;
 - (2) Sales of articles for charitable purposes licenses issued under M.G.L. c. 101, § 33;
 - (3) Clubs, associations dispensing food or beverage licenses under M.G.L. c. 140, § 21E;
 - (4) Dog licenses under M.G.L. c. 140, § 137;
 - (5) Fishing, hunting, trapping licenses under M.G.L. c. 131, § 12;
 - (6) Marriage licenses under M.G.L. c. 207, § 28; and
 - (7) Theatrical events, public exhibition permits under M.G.L. c. 140, § 181.

The following order was introduced by Councilors Frank, Cortell, and Avellaneda, and read for the second time. A motion from Councilor Avellaneda, to adopt by roll call passed 11-0-0-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea and to implement municipal policies; WHEREAS, the residents of the City of Chelsea recently voted to adopt the Community Preservation Act allowing for a tax surcharge in order to promote open space, historic preservation and affordable housing; and

WHEREAS, the Community Preservation Act mandates that a municipality that approves such a surcharge establish by Ordinance a Community Preservation Committee to make recommendations on expenditures authorized by the Community Preservation Act; and WHEREAS, adoption of the Community Preservation Committee is necessary to fully implement the will of the voters.

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:

By adding to Chapter 2, Article VII Boards and Commissions, a new Division 3 Community Preservation Committee that reads as follows:

DIVISION 3 COMMUNITY PRESERVATION COMMITTEE

Sec. 2-327. Establishment of the Community Preservation Committee

(a) There is hereby established a Community Preservation Committee ("Committee") consisting of nine voting members pursuant to MGL Chapter 44B. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

- (1) One member of the Planning Board as designated by the Board for a term of three years;

- (2) One member of the Conservation Commission as designated by the Commission for a term of three years;
 - (3) One member of the Historical Commission as designated by the Commission for a term of three years;
 - (4) One member of the HHS Recreation & Cultural Affairs Division as designated by the City Manager for a term of three years;
 - (5) One member of the Chelsea Housing Authority as designated by the Chelsea Housing Authority for a term of three years; and
 - (6) Four members of the general public not City employees or currently holding elected or appointed positions, for a term of three years, appointed by the City Manager. All members appointed by the City Manager shall be approved by the City Council in same manner as all other appointees to boards and commissions.
- (b) No member shall serve more than two consecutive terms. In order to stagger the terms of the members, the initial appointments of the Housing Authority member, the Planning Board member and one member of the general public appointed by the City Manager shall be for two years; and the initial appointments of the HHS Recreation & Cultural Affairs Division and two members of the general public appointed by the City Manager shall be for one year.
 - (c) Any vacancy on the Committee shall be filled by the commission, authority, board or person that designated the member who creates the vacancy by designating another member for the unexpired term.
 - (d) Should any of the commissions, boards, or authorities who have appointment authority under this chapter be no longer in existence for whatever reason, then any other commission, board or authority performing substantially the same duties as those with appointment authority under this chapter shall have the authority to appoint a member of the committee as provided herein. In the event that there is no such commission, board, or authority then the City Manager shall have the authority to appoint to the Committee a person acting in the capacity of, or performing like duties of the commission, board or authority in question.
 - (e) The Committee shall annually elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations and establish any subcommittees as it deems appropriate.
 - (f) The Committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the Committee shall constitute a quorum. The Committee shall approve its actions by a majority vote of the quorum.

Sec. 2-328 Procedure for Appointment of Public Members

For the four members of the general public, there shall be a public announcement of the open positions, with at least a three-week period for submittal of an application to the City Manager. The public announcement shall be posted on the City's website and advertised in a

newspaper of general circulation in the City. The four members of the general public should include citizens who have demonstrated interest in open space, recreation, historic preservation and/or affordable housing.

Sec. 2-329. Powers and Duties of the Community Preservation Committee

(a) The Committee shall study the needs, possibilities and resources of the City regarding community preservation. The Committee shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, the Planning Board, the Chelsea Housing Authority and the HHS Division of Recreation & Cultural Affairs, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the City regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the City. The Committee may, after proper appropriation, incur expenses as permitted by state law using funds from the Community Preservation Fund to pay such expenses.

(b) The Committee shall make recommendations to the Chelsea City Council for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites. With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited.

(c) The Committee may include in its recommendations to the Chelsea City Council a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

(d) The Committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the Committee shall constitute a quorum. The Committee shall approve its actions by majority vote. Recommendations to the Chelsea City Council shall include their anticipated costs.

Sec. 2-330. Action by the City Council

The City Council shall consider recommendations of the Committee similar to appropriation requests from the City Manager, and City Council action on such recommendations shall be governed by the same rules in the City Charter applicable to appropriation requests.

The following orders were all introduced by Councillor Robinson Chairman of the Sub-Committee on Finance and read for the second time. A motion from Councilor Robinson to adopt all of the order by one roll call was not objected to. The roll call passed 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

Ordered, that the Chelsea City Council authorize the appropriation of \$100,000 from Operating Stabilization Fund #7023 to supplement the Fiscal Year 2017 DPW Streets & Sidewalks Salaries Account #0142251-510200.

Ordered, that the Chelsea City Council authorize the appropriation of \$7,000 from Operating Stabilization Fund #7023 to supplement the Fiscal Year 2017 Personnel Advertising Account #0115252-522100.

Ordered, that the Chelsea City Council authorize the appropriation of \$21,000 from Operating Stabilization Fund #7023 to supplement the Fiscal Year 2017 Personnel Medical Services Account #0115252-531200.

Ordered, that the Chelsea City Council authorize the appropriation of \$70,000 from Operating Stabilization Fund #7023 to supplement the Fiscal Year 2017 DPW Streets & Sidewalks Capital – Acquisition of Vehicles – Account #0142258-584000.

Ordered, that the Chelsea City Council authorize the appropriation of \$20,000 from Operating Stabilization Fund #7023 to supplement the Fiscal Year 2017 DPW Streets & Sidewalks Traffic Signals Account #0142252-521400.

ORDERED, that the City Council approves the cost items of the SEIU Local 888 Contract, July 1, 2016 through June 30, 2019, and be it further;

ORDERED, that the Chelsea City Council authorizes the transfer of \$29,277.00 from the Salary Reserve Account #0199959-598000 to the FY 2017 Salaries Account 510200 to fund the FY2017 Contract Wage and Benefits Increases, such payments to be allocated by Department in the following manner:

Department	Dept #	Amount
Purchasing	138	1,099.00
Treasurer	145	6,151.00
Central Billing	159	1,639.00
City Clerk	161	2,184.00
Planning/Develop	3030	1,371.00
Police	210	6,704.00
Fire	220	1,448.00
DPW Buildings	470	4,510.00
HHS Admin	510	2,848.00
HHS Elder Services	541	1,323.00

ORDERED, that the City Council approves the cost items of the USWA Local 9427 Contract, July 1, 2016 through June 30, 2019, and;

Ordered that the Chelsea City Council authorizes the transfer of \$54,415.00 from the Salary Reserve Account #0199959-598000 to the FY 2017 Salaries Account 510200 to fund the FY2017 Contract Wage Increases, such payments to be allocated by Department in the following manner:

Department	Dept #	Amount
Purchasing	138	1,831.00
Treasurer	145	3,436.00
Information Tech	155	19,400.00
Central Billing	159	1,452.00
City Clerk	161	3,634.00
Planning/Develop	3030	6,390.00
Police	210	1,776.00
Emergency Mgmt	230	1,454.00
DPW Streets	422	1,768.00
DPW Trash	430	1,242.00
DPW Buildings	470	1,900.00
HHS Admin	510	2,486.00
HHS Public Health	511	1,553.00
HHS Elder Services	541	2,970.00
HHS Veterans Svcs	543	1,553.00
Library	610	1,570.00

ORDERED,

that the Chelsea City Council authorizes the transfer of \$35,229.00 from the Salary Reserve Account #0199959-598000 to the FY 2017 Salaries Account 510200 to fund the FY2017 Exempt Employee Cost of Living Adjustment, such payments to be allocated by Department in the following manner:

Department	Dept #	Amount
Legislative	110	1,713.00
City Manager	123	8,570.00
Treasurer	145	2,400.00
Law	151	7,335.00
Personnel	152	5,270.00
Information Tech	155	2,469.00
Planning/Develop	3030	2,340.00
Police	210	2,878.00
Emergency Mgmt	230	2,254.00

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Cortell, and Robinson. Councilor Avellaneda was absent.

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY'16 and FY'15 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year FY'17 budget, that Council authorizes the expenditure of \$27,605.58 from the School Department expenditure lines to satisfy the unpaid balance from the prior years.

New Business

The following order was introduced by Councilors Garcia and Lopez. A motion from Councilor Garcia to adopt by roll call passed 9-1-1-0. Voting Yes were Councillors Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Cortell, and Robinson. Voting no was Councillor Frank. Councillor Avellaneda was absent.

ORDERED, That the City of Chelsea accept the provisions of General Law Chapter 90, Section 17C which authorizes the City to establish a speed limit of 25 m.p.h for all roadways inside any thickly settled and business districts in the City of Chelsea on any way that is not a state highway.

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

- Whereas,** The City owns Highland Park, located at 31 Willow Street; and
- Whereas,** The renovation of Highland Park's facilities are a priority detailed in the City's 2010 *Open Space and Recreation Plan*; and
- Whereas,** The proposed renovations of Highland Park includes rehabilitating the basketball courts, replacing the sports lighting illuminating the basketball courts, expanding and improving the park's playground and water feature area, and enhancing the facility's tree cover and landscaping; and
- Whereas,** The Executive Office of Energy and Environmental Affairs (EOEAA) has awarded a reimbursable grant to City to support restoration of Highland Park thorough the Parkland Acquisitions and Renovations for Communities (PARC) Program (301 CMR 5.00); and
- Whereas,** The renovation of Highland Park has an estimated cost of \$570,000, and the grant will reimburse the City 70%, up to \$400,000, of the total project cost; and
- Whereas,** the City is required by PARC grant guidelines to set aside the full amount of the project and certify that full funding, including the State share, is available for the project prior to reimbursement; and
- Whereas,** the City has appropriated \$170,000 as part of the FY'17 Capital Improvement Plan, therefore be it
- Ordered** By this vote, the Chelsea City Council endorses the project for the receipt of PARC funds, appropriates the balance of the total project cost of \$400,000, certifies the City Manager's authority to enter into an agreement for receipt of these funds, and directs the City Manager to take any and all action necessary to accomplish the project.

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

- WHEREAS,** the Commonwealth of Massachusetts makes available funds to reimburse 70% of total project cost up to a maximum of \$400,000 for the acquisition and/or development of local parkland under the Massachusetts Parkland Acquisition and Renovations for Communities (PARC) Grant (301 CMR 5.00); and

- WHEREAS,** the City's 2010 *Open Space and Recreation Plan Update*, the Administration and the Department of Planning and Development have identified open space goals and projects of interest and concern to the community, and recommend that the City apply for PARC funding to realize these specific goals; and
- WHEREAS,** the City has developed a long-term objective of converting the underutilized space under Route 1 to a pedestrian path that will begin at the waterfront and terminate in Downtown Chelsea; and
- WHEREAS,** there are three parcels of under-utilized land, under the ownership of the City, and located at 10 Broadway (Parcel 10-101A), 20 Broadway (Parcel 10-101), and 48 Broadway (Parcel 10-101B); and
- WHEREAS,** the City has designed a project to redevelop 20 Broadway (Parcel 10-101) as open space parkland with PARC Grant funds; and
- WHEREAS,** the City was awarded PARC Grant funds in the amount of \$400,000 for the construction of said project, with a construction cost estimate of \$937,000, for which a 100% design submission was recently completed; and
- WHEREAS,** supplementary funds, in the amount of \$400,000, are necessary to absorb non-eligible grant costs, including the costs of environmental abatement, site & public safety amenities, site utilities, and a pedestrian/emergency vehicle connection to Chestnut St., are necessary to finance construction, therefore be it
- ORDERED,** By this vote, the City Council endorses the project for the PARC funds prepared by the Department of Planning and Development, appropriates the amount of \$400,000 from Free Cash to be utilized for the project at the discretion and direction of the City Manager, and reaffirms that the City Manager shall take any and all action necessary to accomplish the project.

The following order was introduced by Councillor Robinson. A motion was made by Councillor Vidot to move the order to a second reading and the sub-committee on conference under suspension. Councilor Frank requested a roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Avellaneda, Cortell, and Robinson. Councillor Garcia recused herself from voting due to a possible conflict of interest.

WHEREAS, the City of Chelsea (hereinafter referred to as the "City") and Emerald Corporate Center LLC (hereinafter referred to as "Emerald") have been in negotiation relative to the mutual

desire of each party to secure the necessary assistance to make it economically feasible for Emerald to build and operate a special purpose office building in Chelsea; and

WHEREAS, in return for participation in the State's Economic Development Incentive Program, Emerald will invest no less than \$100,000,000 at 201 Maple Street (hereinafter referred to as the "Business Site"), and

WHEREAS, the Emerald project will result in the creation of seven (7) full time jobs over the next five years, with Emerald agreeing to conduct a local hiring search to backfill any jobs which may become available in subsequent years, and

WHEREAS, Emerald 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 Emerald Project, as located at the Business Site, is fully located within the boundaries of the Revere-Winthrop-Chelsea Economic Target Area (ETA) as approved by the City of Chelsea and by the Massachusetts Economic Assistance Coordinating Council on December 18, 2013, and the Chelsea Economic Target Area (ETA) for the Everett Avenue Economic Opportunity Area (EOA), as approved by City of Chelsea on September 29, 1997 and the Massachusetts Economic Assistance Coordinating Council on October 27, 1997, and

WHEREAS, the Emerald 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 Emerald 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 Emerald, with said agreement providing Emerald an exemption on real 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 through Year 15, and 40% for Year 16 through Year 20, beginning in FY 2018, according to the requirements and regulations established that govern the implementation of such Tax Increment Financing Agreements.

The following ordinance proposal was introduced by Councilor Cortell. A motion from Councillor Frank to send it to the sub-committee on conference by roll call passed 10-1-0-0. Voting yes were Councilors Frank, Rodriguez, Recuperero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Voting no was Councilor Vidot.