



Community Preservation Committee

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Kathy Calvanese

Tuesday, November 7, 2023

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on November 7, 2023 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

II. Public Portion

Springfield Community Preservation Committee

November 7, 2023

Due to the Covid-19 Pandemic and pursuant to the Governor's Executive Order concerning the

Open Meeting Law, the Springfield Community Preservation Committee will continue to meet remotely until further notice. A full video recording of this meeting can be viewed here:

<https://www.facebook.com/Springfield> <<http://www.facebook.com/Springfield>>
CommunityPreservationCommittee/

The Annual Public Hearing was held in the Focus Springfield Studios and open to the public.

Public comments may be mailed to Community Preservation Committee, City Hall, 36 Court Street, Springfield, 01103 or e-mail to: cpc@springfieldcityhall.com

Present: - Juanita Martinez (Conservation Commission Representative) - Clinton Harris (Park Department Representative) and Robert McCarroll (Springfield Preservation Trust), Judy Crowell (Historical Commission) - Steven Bosworth (Neighborhood Representative), Gloria DeFillipo (Planning Board Representative)

Absent: Rhonda Sherrell - (Neighborhood Representative) Willie Thomas (Housing Authority) Yolanda Cancel

Call to Order

Approve Minutes of October 7

Contract Extension Request:

Trinity House, 51-53 Bay Street

Gemini Townhomes

DPBRM

Extending the contract deadline for Angelina Park and Alden Street

Review Annual CPA Plan

Discussion-raising cap; eliminating cap

Review Application Template and Instructions

Ordinance Amendment Update

Administrator's Updates

Election of Chair and Vice Chair

Other Matters

FocusSpringfield

Next Meeting December 5

Minutes

Approval of October 7, 2023 Minutes. Motion to accept the minutes by Juanita and seconded by Clinton. All in favor, yes. Motion passed.

Other Matters

- A change is proposed for the requirements regarding a seat on the Springfield Community Preservation Committee. Five seats require membership on specific boards--Planning, Historic, Park, Housing, Conservation. Four do not. The three neighborhood members are nominated by a neighborhood council and appointed by the City Council President. The remaining seat is held by a Preservation Trust member who is nominated by the SPT board. The Springfield City Council passed the Amendment to address the occurrence when a member cycles off after two (3-year) terms and there isn't a replacement for the seat.

Each member may continue in office after the expiration of his/her term until a successor is duly appointed and qualified as long as an appointee of a government board remains a member of the board which appointed them. Council Michael Fenton sponsored the ordinance. He will also propose the removal of term limits as there isn't another committee or commission in the city with term limits for their members.

- Focus Springfield has agreed to work with the Committee to film a series of short videos featuring past CPA projects. More information will be forthcoming.
- Chair Mr. McCarroll was interviewed for Government Matters about the CPC and it will be aired in the near future.

Administrator's Updates: Contracts for 11 of the 16 projects are waiting for review from the law department. The remaining contracts are the 3 churches, Gemini, and the Abbey Brook conservation area that needs further information.

Abbey Brook Conservation Area Trustee. The Conservation Commission will sign the agreement but as you may know, a municipality can't own both the land and the conservation restriction so a land trust or other state agency may need to hold the interest. Two trustees were contacted: The Franklin Land Trust in Shelburne Falls and the Kestrel Land Trust in Amherst

Extensions

Gemini Townhouses. The Project scope covered by the first contract (2022 and recently signed) for \$210,000.00 states the project is to be completed on or before August 31, 2024. Home City Development received a second 2023 grant for \$96,000.00 with a completion date of 12/31/2024. They anticipate the building project to take longer than expected and are asking to extend both grant deadlines to August 31, 2026. Motion to grant extension made by Clinton and second by Juanita. All in favor.

DPBRM. Is asking for a change of the expected completion date for the new project at Angelina Park (currently 10/31/2024). The completion dates for Alden Street and Myrtle Street are June 30, 2025. According to the Parks department, the updated timeline for Angelina Park will allow for the contracting, design, bidding and construction without the need for a contract amendment. A contract longer than the current 1 year (oct/Nov 23-Oct/Nov 24) is preferred as it allows for two construction seasons. For all the new park projects, they will most likely have the majority of the construction completed by Nov 2024 but having the rollover to June 2025 allows them to complete the punch list and establishment of acceptable grass/landscaping by June of 2025 which is more realistic for a construction project.

Parks is requesting the same end date of June 30, 2025 for all three park projects. Angelina Park, Alden Street and Myrtle Street. None of the contracts have been signed yet so an amendment isn't necessary. This change will be reflected in the original contract, not yet signed. Motion to extend the above contracts to the same end date of June 30, 2025 by Clinton and second by Gloria. All in favor.

Trinity House (Aunchman House) Guest. Peter T. Sylver, Pastor and Executive Director of HOPE CDC, Inc.

This is a 2020 project that was delayed due to Covid-19. They applied for a single-use local historic district and are now the Aunchman House LHD. The project was previously reviewed by our preservation consultant. One of the conditions to receive funding was a fund-raising effort by the church to meet the gap that CPA did not cover. Once financing was in place, work could start and payment for the exterior work up to \$106,800 would be reimbursed. The budget submitted at the time of application was approximately \$250,000.00.

Contract extended on 2/22 and the Grantee applied for other grants (including ARPA) to assist. Previous funds collected for the project were allocated to Covid-related issues and there was loss of membership. August 2022. Grantee reports they have the fundraising resources to begin the project. In March 2023 the church developed an overall budget including other grants and funding. Asbestos found in the basement. The New Valley Bank has committed a construction loan for the full cost of the project. They would seek reimbursement for the CPA grant amount of \$106,800.00 once the project is completed and reviewed. Motion by Juanita and second by Steve to grant extension to November 30, 2024. All in favor.

CPA PLAN and application discussion.

- Reviewed the housing statistics. Updated information will be obtained from the Springfield Housing Authority and Wayfinders and provided in December.
- Discussion on raising or eliminating the cap on CPA projects to accommodate rising costs in construction.

Motion by Clinton second by Gloria to maintain the cap. All in favor.

Motion made by Juanita second by Steve to raise the cap from \$250,000 to \$300,000 per application. All in favor.

The Committee agreed to the following SCHEDULE AND PROJECT REVIEW PROCESS

- The Community Preservation Committee will conduct one funding round in 2024 as follows:
- Application Workshop January 2, 2024
- Full Applications due February 29, 2024
- Meeting with Applicants March & April
- Deliberations May & June
- Recommendations to City Council* June

The Historic Homes lottery will be drawn on January 2, 2024

Paper applications are required in addition to a digital copy. The number of paper applications will be determined by December.

Paper- Bob, Steve, Clinton

Electronic- Gloria, Judith

Election of Chair and Vice Chair

Motion by Juanita and second by Gloria to continue our leadership under Chair McCarroll, and elect Clinton Harris as Vice Chair. All in favor.

Next meeting. December 5, 2024

Adjourned