



City Council

Regular Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, June 10, 2024

7:00 PM

Hybrid Council Chamber

Call to Order

7:00 PM Meeting called to order on June 10, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Kateri B. Walsh	At-Large Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Jose Delgado	City Councilor	Present	
Lavar Click-Bruce	Ward 5 City Councilor	Present	
Zaida Govan	Ward 8 City Councilor	Present	
Malo Brown	Ward 4 Councilor	Remote	
Victor Davila	Ward 6 Councilor	Present	
Sean Curran	At-Large Councilor	Remote	
Brian Santaniello	City Councilor	Remote	
Melvin A. Edwards	Ward 3 Councilor	Present	
Tracye Whitfield	At Large City Councilor	Remote	
Maria Perez	Ward 1 City Councilor	Present	
Michael A. Fenton	President	Present	

Reports of Committee

Informational

1. Order (ID # 8055)

April Revenue Vs. Expenditure Report

COMMENTS - Current Meeting:

Read and Comptroller, Patrick Burns, stated the April revenue versus expenditure report represents the 1st 10 months of fiscal year 2024 or 83.3% of the fiscal year. The revenue is at 791.5 million or 8787% of budget, for the same period last year our revenue was at 729 billion or 86% of budget on the expenditure side through the 1st 10 months of the fiscal year we are at 725.7 million or 80% of budget and to compare that to last year at this point we are at six 75.2 million or 79% of the budget.

Report accepted by roll call votes

ATTACHMENTS:

- April Revenue Vs. Expenditure Report (PDF)

RESULT:	ADOPTED [12 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Sean Curran

Under Suspension

2. Order (ID # 8096)

Bond Authorization - Dwight Street Improvements - \$1,933,330.00

COMMENTS - Current Meeting:

Read and Chris Cignoli, Department of Public Works Director stated in 2023 DPW was award \$966,000.00 from the Massachusetts Gaming Commission for the reconstruction of Dwight St, from Lyman St to State St. The project has been designed and ready to go out for bid. The grant is providing 1/3 and the City is providing 2/3 of the construction cost. The estimated cost is \$2.9 million, to fill in the gap he's asking approval of bond \$1,933,330.00. The project will consist of paving, bump outs, new trees and new sidewalks along the entire stretch. There is another phase of the project that will be done in the liberty

areas, those funds come from a different source and that project is scheduled throughout the bid. The bid opened on Juen 28th with construction to start in mid-July of this year .

Councilor Davila asked what the length that's going will be done and is it from Lyman Street.

Mr. Cignol said he not sure of the length, but it's all the way from Lyman St to State St. The Railroad underpass from Lyman St to State Street.

Councilor Davila said there will be paving, trees, and asked Mr. Cignoli what else.

Mr. Cignoli said paving, trees, sidewalks, bump outs, new crosswalks and bike lanes. The road is 3 lanes, they're reducing it to two, modifying the parking, there will be no losing of parking space. The entrance/exit for the MassMutal Center Garage will be on Dwight Street not on Bruce Landing Way. The access from Harrison will still be there.

Councilor Davila said he recalled the expressed concerns of how dark it's being Bruce, will it help out with the lighting .

Mr. Cignoli said they're going to be updating all the lighting, the updated is done through Eversource. They're are replacing all the lights on High Street, eventually with all new LED's. The switch over to LED's , Eversource is doing that on their own throughout the entire city. Yes, they started last January, and as of middle of February they were about 25% done with the entire city. They were hoping to do about 20% a year, they're doing about 25% a year.

Councilor Brown said the city received a lot of funding to do a lot of paving, sidewalks and highways, correct.

Mr. Cignoli said they've received various money through Complete Streets Programs, Shared Streets, their chapter 90 money and this is directly from the Gaming Commission.

Councilor Brown commended Mr. Cignoli and said it's absolutely fantastic, redeveloping the different areas. He asked if there is a way to let the public know where and what is going to be done. People have said, they need sidewalks and the next thing you know they got sidewalks.

Mr. Cignoli said there's a paving program which is about 5 million and various sidewalk work that they are doing, that is about 2.5 million. They selected contractors for both of them, at this point he dosen't have their schedules. Once he has it he's going to post it on their Facebook page and then it will be posted on their website. The schedule for the actual streets for paving are posted on their Facebook page, he just dosen't have a schedule from the contractor yet

Councilor Davila asked if the LED's is apart of the bond.

Mr. Cignoli said no, that work Eversource is doing on their own throughout the city.

Councilor Brown said the city received a lot of funding to do a lot paving and sidewalks and highways.

Mr. Cignoli said they received various money through Complete Street programs, Shared Street and Chapter 90. This is directly from the Gaming Commission.

Councilor Brown commend Mr. Cignoli and asked Mr. Cignoli how people know what he's doing.

Mr. Cignoli said he will post it on the facebook page.

Councilor Delgado asked if this is part of the casino mitigation fund.

Mr. Cignoli Said yes, it is.

Councilor Delgado asked where is the city at on the bonding capacity.

Mr. Burns said bonds outstanding totaling \$241,000,000.00 million and \$627,000,000.00 million in capacity.

Councilor Perez thanked Mr. Cignoli.

Councilor Govan asked if some of the money will be use to help the residents with their property taxes.

Mr. Cignoli said this is part of the mitigation program that city and other community that are impacted by the casino.

Mr. Burns said the balance of the Community Development fund is \$4.2 million, they will received another payment FY25. The CAFO, Tim Sheehen and the Mayor with discussion of the money.

Councilor Brown asked if there's away to get in touch with Mr. Cignoli.

Mr. Cignoli said Councilor Brown should get a hold of him.

Councilor Santaniello asked is all the side walks going to be concrete.

Mr. Cignoli said yes.

Councilor Santaniello asked how is this different from other project that has asphalt, why is that.

Mr. Cignoli said they put asphalt until they can put concrete. Major projects are concrete.

Bond authorized by roll call votes with councilor Curran absent.

ATTACHMENTS:

- CAFO Cert - Bond Auth - Dwight Street (PDF)

RESULT:	ADOPTED [12 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Sean Curran

Orders**3. Order (ID # 8093)**

Order Authorizing and Approving the Execution of a Quitclaim Deed for the Disposition of Certain Real Property Known as Boston & Albany RR, Located at Hendee Street and Factory Road in Springfield to Astro Chemicals Inc.

COMMENTS - Current Meeting:

Read and Darbin, Economic Development said he asking the approval of transfer of Boston and Albany railroad, it's approximately 14,000 square feet at the end of Handee St. The property went to RFP, they received one bidder, Astro master chemical. Astro Chemical is the abutter of the property, and seeks control of the property to assist the improvements of redevelopment plans. They intend to invest \$3.5 million and create up to five (5) new jobs over the next five years. The property was assessed for \$39,400 and Astros responded with \$40,000.

Bill Cunningham, Vice President of Astro Chemical said the piece of property is a railroad parcel that was owned by CSX. It's at the end of Shaws Lane, adjacent to Factory Rd. This is a possibility for Astros business to continue to advance in the Springfield area. Those two pieces of parcel together will them the ability to advance the acreage. They have a new structure and new opportunities for the products that will be distribute to the northeast.

Councilor Davila asked Mr. Cunningham is the lot is completely empty or is there structure there.

Councilor Davila asked if they should be concerned about the storage.

Mr. Cunningham said there will be some products associated with the food industry and products associated with the Pharmaceutical industry.

Councilor Davila asked if there is anything environmentally issues that he should be concern about.

Mr. Cunningham said general chemical products that are used on a daily bases, either from manufacturing of industrial food or pharmaceutical.

Councilor Walsh said he's interested in what Mr. Cunningham is going to do with the property and is surprised to hear about pharmaceuticals, and asks if it is something they've been doing.

Mr. Cunningham said they are building blocks that are used for making pharmaceutical products, they're not flammable products. They are just building blocks chemicals, industrial applications, food and water treatment. One of the facilities at the corner Industry was vacant for quite some time and had a contamination issue from a past owner that went out for RFP about 16 or 17 years ago. Astro was successfully awarded the developer of that particular property and has probably spent close to \$6 million on the building, a new structure. The grant from the EPA cleaned the property up and made it a viable piece of property, for the East Springfield Industrial Park.

Councilor Walsh asked Mr. Cunningham if he is the second generations of family.

Mr. Cunningham said yes and there are some third generations.

Councilor Brown asked Mr. Cunningham what are the food chemicals or some of the chemicals that will be stored.

Mr. Cunningham says are sodium bicarbonate, some could be soda ash space, some could be sodium hydroxide, some of which is used by the City of Springfield Waste Water Treatment Facility. The actual food products those are items such as sodium, bicarbonate food grade material, potassium sorbate, a lot of things that you see in the supermarket on the back of boxes, sodium, citric acid

Councilor Brown said he is asking about the actual food.

Mr. Cunningham said sodium bicarbonate, citrus acid

Councilor Brown said from what he heard those things are harmful.

Mr. Cunningham says he's not the one to determine whether things are harmful or not, but these are the things that people need in everyday life. To have the products you use freezer food, cosmetics or brushing your

teeth, Something could be harmful, there's no question, but when they're mixed together appropriately to form a finished product, they can have quite a benefit to people. Just as medications you may take for your own health

Councilor Brown asked what are some of the chemicals that will be stored.

Councilor Brown says a lot of that stuff is harmful to the human body, there are studies that says its harmful to children and his family.

Mr. Cunningham says there's certain chemical products in the world that are harmful, that we all have read about. He can't say whether these particular products are considered harmful. The Federal Government or the FDA finds them necessary and certifies them as such.

Councilor Brown says studies say there are certain things that are illegal in certain countries that are harmful to individuals, and asked if he's correct.

Councilor spoke in opposition of the transfer and said he will not vote for it.

Councillor Govan asked Mr Cunningham if he thought about green update production.

Mr. Cunningham said they do not manufacture any products, they are not creating any chemical reactions whatsoever.

Councilor Davila thanked Mr.Cunningham for doing business in Springfield, and asked if the lot he's acquiring is completely empty right now or is there a structure there already.

Mr. Cunningham says it's a completely empty property that has railroad tracks that go from CSX property on to Astros properties.

Councilor Davila asked what he's going to do with this particular piece of property.

Mr.Cunninhamsais supplies the ability for rail cars of certain water treatment products to get into their facility. The property is now vacant and the railroad tracks probably need to be upgraded. This is the last piece of property before the adjacent property, owned by Astro. it's a dead end for the railroad track.

Councilor Davila asked if they will put a structure there.

Mr. Cunningham says the property would not be able to fit a structure, it's a very small piece of property. It only holds enough room just for a railcar transportation.

councillor Allen asked Mr.Cunningham if they plan on doing any function at this property, which he doesn't do at the main site.

Mr. Cunningham said this gives them a little bit more space to work with.

ATTACHMENTS:

- City Council Order with draft LDA (DOCX)

RESULT:	ADOPTED [11 TO 2]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Davila, Curran, Santaniello, Edwards, Perez, Fenton
NAYS:	Malo Brown, Tracye Whitfield

4. Order (ID # 8063)

FY23 Certified Free Cash to Stabilization Reserve Fund - \$4,730,115.05

COMMENTS - Current Meeting:

Read and Cathy Buono, CAFO said the \$4.7 million is what's in Free Cash, aside from the million in the next order. She's asking to put it into a Stabilization Reserve fund, so that if we need it we can use it, they are reserving those funds for something that comes up as well as Abby Brooke. They cannot spend this without coming to the council again. If it's not put into a reserve account now, it will go into the FY24 free cash, but we will not be able to get those funds until probably the end of September.

Council Whitfield said she just wanted to get reiteration of what Ms Buono said, that money would be used for.

Ms. Buono said the 4.7 million as of right now they're reserving it for Abby Brooke, because they're still waiting to see if they will get any money from FEMA mima. She's looking to see if it could be eligible under the ARPA funding. Identify after some of the contracts close out, which should be late summer early fall, they should know more, but as of right now they don't have any funding sources.

Councilor Whitfield asked when will she know.

Ms. Buono said that probably, hopefully very soon. FEMA said no, she won't know the funding until the end of the summer, early fall all.

Council Whitfield said the contracts closed out, but it was referenced to use in other sources and not free cash.

Ms. Buono said the fund cannot spend without coming back to the council.

Councilor Whitfield says she has issues with the ARPA contracts closing early, she doesn't know why.

Ms. Buono said the contracts were put in place so folks cannot submit receipts past June 30th.

Council Whitfield said seeing that the funds don't have to be expanded to June 30th and asked if they are taking them case by case basis. if they want to extend those contracts so we are yeah I know about that committed by December of 2024 so we got to be very careful how it is through the contract expanded is through 2026 is that correct through 2026 yes but we have to have them all committed by 20 definitely commits them right if they're under contract

Councilor Whitfield asked why did they put the contract in place to close early, by the 30th of the of this year. when you can expend the funds through 2026. it looks like you're trying to get funding back for the project that you want, that's what it looks like to her, while the smaller organizations are still struggling. Trying to spend this money so they can get receipts, and how do they know that they can extend the contract.. because clearly no one knew about the email that she received, and the calls that she's getting about the contract, no one knows that they can get an extension. unless they write an email or call the folks that don't do that just have to give the money back after they have plans for the funds.

Ms Buono said she didn't hear what councilor Whifield said.

Councilor Whitfield said the contracts are through June 30th of 2024, why is that the business contracts are just through.

Ms Buono said it was a decision by the ARPA staff and the Mayor to make some contracts through June 30th. They are in touch with all businesses and nonprofits and they are giving them the opportunity to request an extension.

Councilor Whitfield said you were on the email that she received from someone who got a contract, and did not know that they could get an extension and felt pressured, that they had to get receipts in to get reimbursed for the labor funds by the 30th of the month. Clearly she was not aware she could get extensions. She asked if all the others were aware that they can get extensions, if needed. I do because you brought it up, you said you're waiting for the contracts to close so that you can get money back so that you can use it for this project to get money back.

Ms. Buono said, what she said, is if they do get money back they will use it for city projects and instead they know that money is coming back.

Councilor Whitfield said they know money is coming back. It looked like you guys would this stipulation on the contract when you know the money can be 2026 it just has to be committed through December 31st of 2024 even if you extended it to December of 2024.

Councilor whitfield asked why would you end the contracts on June 30th, 2024, when they have until 2026 to spend the funds? That is what is not clear, and said Kathy were also on the ARPA Committee, the award committee, and Kathy helped out with the contract. She doesn't understand why that was the rule and she didn't know that was in place. Bb the time it gets to her, she didn't see the contract to know that's not fair to do. Some of these smaller organizations really needed the funds, and needed more time to spend it. She didn't understand the process, and asked if every single one of the contracts, the people that own the contracts, have been informed that they can get an extension. The person that reached out to her and the people that are reaching out to her did not know of the extension.

Ms. Buono said it was a decision made by the ARPA staff to end contracts on June 30th.

Ms. Buono said she can't stand up and say she knows for a fact that every person knows that they can apply for an extension. What she does know is that all the project managers, who are overseeing those contracts with businesses and non-profits are in touch with them all the time. Asking them if they are going to spend the money, how they're spending the money. They have people that have spent nothing and those are the people they're pressuring, do you still intend to use that money. They've had people come back and say, no they are not. They are going one by one with those businesses and non-profits to figure out what they need, if they need to tend it, if they need to change their budget, if they need those funds for and they have staff members working every day. She can not stand up here and say

that every single person that's under contract right now has been personally told that they can ask for an extension.

Councilor Whitfield said that Ms. Buono should have been in the formed of the email when her staff or whoever sent out those emails, to tell them know that they are going to lose the funding by the end of the month. She has seen the emails and there was no mention of any extension being offered to any of these organizations, that can possibly get an extension on the fund. Nothing has been sent out like that, she saw the emails that went out, she been getting many complaints. Specifically how Lauren Stabilo, has been treating these business owners in the black community. These folks should have had untill 2026 to use the funds, but the internal staff of City Hall made the choice to end it by June 30. Because you want to take some of the contract money back and use it on special project, just like you said, and she think that needs to be investigated and we need to get down to the bottom of that because that should not happen in internal decision, when they have until December 31st 2026 to use these funds. She thanked Ms. Buono for letting her know that she don't know if everyone has been told that they can get an extension, if they want to and for those who can't use it, don't want to use it, don't want to go through the hassle or the headache that they have to go through just to get these funds. I totally understand that but for those that really needs it and wants to use it, they should at least be told that they can get an extension. When you're looking for Abby Brook funds, maybe try to look for doing the right thing with the community that are under contract already. There's money in free cash.

Councilor Govan asked if this is being put in this stabilization reserve fund and it's just in case Abby Brooke don't get funding.

Ms Buono said yes.

Councilor Govan said that she want us to make sure that they remember the homeowners that are suffering from the increase in taxes, that we have over the last 10 years, and 2025 she's hoping is going to be the year that this administration decides that they're going to do something for our residents. she

understand that everything does need to get repaired and I want it to be repaired, She don't want it to stay in the way that it's in. But she just want everyone to be aware of that.

Councillor Davila asked what was the total cost of the project.

Ms. Buono said 4.7 million, these over in case we know that it will not be funded 100% that the city will have to pay a portion we just don't know right now with the portion is

Ms. Buono said they're waiting on the state to see if there's any other funding sources they could use before they take from reserve account, they will have to come back to the council and ask to use it for other sources. This is just reserving it so it's available over the next couple of months before the 24 free cash

ATTACHMENTS:

- CAFO Cert - FY23 Free Cash to Stab Fund FINAL (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton

5. Order (ID # 8062)

Transfer - FY23 Certified Free Cash to FY25 Estimated Revenues - \$1,000,000.00

FINANCIAL IMPACT:

Transfer - FY23 Certified Free Cash to FY25 Estimated Revenues - \$1,000,000.00

COMMENTS - Current Meeting:

Read and Cathy Buono, CAFO said the transfer is the commitment the Mayor made to use \$1,000,000.00 towards tax relief. This is what available in Free Cash. This is putting it toward the FY25 estimated revenue.

Councilor Govan said this is a start and hopefully in the future they can do more for the community, and thanked CAFO Buono.

Councilor Davila asked if it's \$100,000.00 plus \$750,000.00 from the cuts they made.

CAFO Buono said the \$750,000.00 is from the vacant positions they don't fill throughout the fiscal year filled, plus the \$2,000,000.00 from the Tbond.

Councilor Davila asked if the \$1,000,000.00 includes the \$750,000.00.

CAFO Buono said the \$750,000.00 will be cut from expenditure throughout the year FY25. \$1,000,000.00 is from free cash.

Councilor Davila asked if the \$750,000.00 will go toward the tax break.

CAFO Buono said no, it will be save throughout the fiscal year.

Councilor Brown thanked the Mayor for working the council and thanked CAFO Buono for her work.

Councilor Santaniello asked if the tax break applies towards the business and residential tax rate and how are they going to break it down.

CAFO Buono said the Assessor Office will decide that later on.

Transfer approved by roll call votes.

ATTACHMENTS:

- CAFO Cert - FY23 Free Cash to FY25 Levy (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton

6. Order (ID # 8064)

Police Department Personal Services to Police Department Extra Detail Fund - \$470,000.00

COMMENTS - Current Meeting:

Read and Cathy Buono, CAFO stated this is to pay for Police Supervisor salary.

Councilor Brown asked is there a reason why Police Supervisor are not allowed to do traffic duties.

CAFO Buono said she dosen't know the answer, Councilor Brown would need to check with the Police Department. But she can find out if he likes.

Councilor Brown said if CAFO Buono can look into it, he would appreciate it.

CAFO Buono said she can and it might be a union issue.

Transfer approved by roll call votes.

#6 I have Police Department personnel services the Police Department extra detail fund \$470,000.00. She's requesting \$470,000 to be transferred from the Springfield Police Departments general fund salary account to the extra detail fund. These funds were available

through salary savings, in addition to uncollectible payments. The deficit is linked to how the supervisors are paying supervisors paid out the extra detail revolving. But the 10% admin that's charged to the bills has to go through the general fund, so the money that's used to pay the supervised salary sits at the general fund. Whereas their payment for their salaries goes to their revolving account, that is a union issue, last time we did a transfer was in FY14. Now she's trying to clear up the deficit now with savings they have. Every year at this time she'll come back. councillor brown sorry quick question reason why supervisors and they're not allowed to do like traffic duties and things like that is that something we can handle I don't know that answer to that counselor you'll have to check with the police number I could find out the answer if you'd like I don't know that so I don't like I'm not comfortable speaking and and and the only reason why I ask because sometimes some of the older guys are captains and things and they're not allowed to do overtime when it comes to things like that I don't know if it's something we could handle but I would feel more comfortable than sitting there doing the traffic and letting it younger guys go and patrol the area so if it's something you can look into I'd appreciate it might be a union issue. councillor but I'm into it let you know OK thank you thank you councillor brown

ATTACHMENTS:

- CAFO Cert - Police Transfer (DOCX)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton

7. Order (ID # 8095)

Budget Transfer Across Departments - \$32,500.00

FINANCIAL IMPACT:

Budget Transfer Across Departments - \$32,500.00

COMMENTS - Current Meeting:

Read and Cathy Buono, CAFO said this is a transfer from reserve for contingencies for two departments the first one is for the City Council personal services for \$2,500.00, The shortage of \$2,500 is for stipends for the City Council. The \$32,500 if for Procurement Office Advertising, They misestimated last week at the meeting. That equals the whole \$32,500 transfer from reserve for transparency.

ATTACHMENTS:

- CAFO Cert - Reserve for Contingency to Various Departments (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton

8. Financial Order (ID # 8090)

CPA FY2025 Budget

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, stated the estimated revenue for CPA, FY25 budget will be \$2,661,000.00. State law requires that they put 10% percent aside every year for Community Housing, Historic Resources and Open and Recreational Space. \$266,100.00 for each of the catergories, \$79,400.00 for administrative budget, leaving \$1,783,300.00 as unallocated that can be use in any of the three categories.

Councilor Delgado commended Mr. McCarroll and Ms. Lee for their hard work.

Councilor Govan recused herself from voting, because there are two projects she's directly related to. She encourage her colleagues to vote in favor of the projects, and thanked Mr. McCarroll and Ms Lee for their work.

Councilor Walsh thanked Mr. McCarroll.

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Timothy C. Allen
RECUSED:	Zaida Govan

9. Financial Order (ID # 8066)

Indian Orchard Fire Station Elevator ES Oak Street, Indian Orchard Parcel ID# 091820219

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, thanked the City Councilor for voting for the CPA in 2016. If they hadn't voted for it they would not have \$13,000,000.00 in CPA funds. Mr. McCarroll said the recommendation is for the India Orchard Fire Station Elevator, the city intend to renovate to a Community Center in conjunction with the Indian Orchard Council. Mr. McCarroll said last year the council approved the money to go towards the exterior renovation of the building. This recommendation

of \$300,000.00 is the maximum awarded, it will go toward the elevator that will make the second floor more accessible.

RESULT:	ADOPTED VOICE VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Jose Delgado
RECUSED:	Zaida Govan

10. Financial Order (ID # 8076)

Historic Home Restoration Program for Homeowners in Local Historic Districts

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said this is for the Historic Homes Program that aids owner occupants in our Local Historic Districts with exterior work on their houses. City Council began this program about three years ago and it has been funded since then is actually run by the Community Preservation Committee and the people that work with it are selected by entering the annual lottery.

Councillor Brown thanked Mr. McCarroll for the work he has done. He asked Mr. McCarroll if he could explain to the audience and the public about the repair, even on porches. They have to be very precise and it can be very expensive, how the program exterior works. It could be a new roof, it could be painting, it could be a red window or renovation chimney repair.

Mr. McCarroll said all CPA money that's spent on the historic resource, by state law, must conform to what's called the Secretary of Interior's Standards, which are the gold standards for historic preservation. CPA through their Administrative Account have a consulting contract with Partner Valley Planning Commission and its Preservation Planner, to make sure the work meets the Secretary of the Interior's Standards. Someone from the Office of Housing goes out to the awardee, writes the spec, which is then reviewed by the Preservation Planner of Planning Commission.

Councilor Whitfield thanked Mr. McCarroll and Mrs Lee for what they are doing with the program. She asked Mr. McCarroll how are individuals in the Historic District notified of the fund and get into the lottery.

Mr. McCarroll said when the program began there was a mass mailing to all owner occupants within the various Local Historic Districts. Since then Karen sends out press releases to the media, on their Facebook page and City Hall page so that folks know that they have to apply. People who applied the first

time, if they didn't win they are kept in the lottery and go into its second year. Residual number of people and then new people apply.

Councillor Whitfield asked Mr. McCarroll if he knew why the mass mailing methods stopped, what if someone new comes to the community and doesn't have a Facebook page, isn't aware of the programs or not familiar at all with the program how would they know.

Mr. McCarroll said certainly one associations that have local historic districts know of it, and he would hope that the various media places that run that program.

Councilor Whitfield asked if he knew why they moved away from the mass mailing method, because that's a better method, than relying on what we think people may know or where they may go. What if there's meetings and may not be digitally capable and missing the information. But really need these repairs done.

Mr. McCarroll said they can certainly do another mass mailing prior to whenever the next lottery will be.

Councilor Davila asked what the time would look like for the next lottery.

Mr. McCarroll said once the City Council votes to authorize the money that committee. They probably start the lottery maybe in September, they would use the summer to get out the notice of the lottery and it's a fairly simple application. They use a randomized selector of all of the names that are entered into it, the last time they had a lottery there were about 200 applicants that had submitted and they're all randomized. It starts with the person who's number one and goes on down until we run out of money.

Councilor Davila asked how many people get helped.

Mr. McCarroll said 10 to 12 people.

Councilor Davila asked if somebody wants to apply, how would they apply.

Mr. McCarroll said they just go to the local neighborhood councilor, but for people that are on the Internet they can go to our web page and Springfield cityhall.com and there is an application there that they can fill out, it's sent to Karen and entered into the lottery.

Councilor Whitfield asked if there is any way that we can get a list of those awarded by the districts, the historic neighborhood.

Mr. McCarroll said they could certainly get a breakdown of the number of homes.

Councilor Whitfield said she just wanted to see the numbers.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

11. Financial Order (ID # 8077)

Van Sickle Softball Diamond Enhancement Carew St & Glencoe Streets Parcel ID # 023600180

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said Mr. McCarroll said this is their recommendation of \$300,000 to improve the Softball Diamond at Kylie Junior High School. They were approached by the Old Timer Softball League, which is one of the major users of this base in partnership with the Department of Parks Buildings and Recreation Management. They are recommending the money to improve the Softball Diamond.

Councilor Brown said great job.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

12. Financial Order (ID # 8078)

174-176 Maple Street CITY Redevelopment Incentive Parcel ID # 082180048 Parcel ID # 082180049

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said Mr. McCarroll said this is a city redevelopment incentive for the vacant deteriorated tax foreclosure build at 174 and 176 Maple street. It's one of six deteriorated houses at Maple and central. A developer

had privately acquired the other four buildings and they were making an award to the project, but that developer did not perform in a timely manner. The community preservation committee terminated its agreement, no CPA money was ever spent on the buildings. The city is now getting ready to go out to request proposals again, and has asked CPA with development incentives in order to attract a developer. This money would be used for exterior renovation and stabilization. They are recommending \$300,000 for the two buildings.

Councilor Brown spoke in favor of the project.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

13. Financial Order (ID # 8079)

178-184 Maple Street Rehabilitation 178 Maple Street—Parcel ID # 082180050 180
 Maple Street—Parcel ID # 082180051 182 Maple Street—Parcel ID # 082180052 184
 Maple Street—Parcel ID # 082180053

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said the recommendation of \$300,000.00 is for the remaining 4 deteriorated buildings exterior renovations. They have been bought by a new developer who intends to renovate them into three apartments in each building. This 300,000 would be used for necessary exterior renovation.

Councilor Delgado spoke in favor of the order.

Councilor Whitfield asked who is the developer.

Mr. McCarroll said Maple Maple Street Row Houses LLC, Paul Banjorni

Councilor Whitfield asked Mr. McCarroll if Mr. Banjorni planed on making three (3) apartments.

Mr. McCarroll said it's 4 buildings, there will be 12 apartments. will be twelve bedroom.

Mr. McCarroll said his understanding there will be

#13

Mr. McCarroll said the developer is Maple Street Row Houses LLC, named Paul Bonjorni. planned to make 3 apartments.

Councilor Whitfield asked if he planned on making three apartments in each one of the buildings.

Mr. McCarroll

Councilor Whitfield asked what the size of the apartment bedroom.

Mr. McCarroll said each building will have two one bedrooms and a two-bedroom.

Councillor Perez asked if this will be affordable housing.

Mr. Bonjorni said it will be market rate for all the buildings

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Councillor Brown commended Mr. Bonjorni and asked local contractors.

Mr. Bonjorni said he's a contractor.

Councilor Brown asked if they could try to keep some green space, like a little flowers.

Counselor Whitfield said she was under the impression that when CPA funds are used for rehab or to purchase a building or land and build a building, that had to be rented or sold to low income folks.

Mr. McCarroll said when it comes to CPA, one of the three areas that CPA can fund it's called Community Housing and if you are funded out of that part of money, it has to be occupied by an income eligible household. CPA income eligible is a little more generous than HUD eligible. CPA eligible is below 100% of area median income or high, usually starts at 80%. But that's Community Housing under the historic pot when you do something even though it happens to be housing. it does not have to be income restricted if this project came to us under historic, not under community dictation.

Councillor Brown asked if there's a way for the city where it comes to credit and financial standing

Mr. McCarroll said to qualify in your Community Housing the projects that have been primarily funded since they've had CPA, either municipal departments that take the money and for example for many years the office of housing ran a first time home buyer program and used CPA money to help with income eligible owners have a down payment to buy a house. They worked with major developers like Home City Housing on the renovation. They are working with the Gemini Townhouses, which will be sold to income eligible occupants, not as if the CPA runs program for income eligible owners that come directly to us.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

14. Financial Order (ID # 8080)

60 Byers Street Development Incentive Parcel ID #021700016

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said 60 Beyers Street is a unique and rare in Western Massachusetts modernist house. The city owned it since foreclosing on it for non-payment of taxes some years ago, they had given it to a developer. Sadly, there was a fire, the developer lost hope and walked away from it. The city reclaimed it and now wants to put it out once again for request for proposals, and has asked CPA for assistance and providing an incentive to get developer interest. The recommendation of \$300,000 is being funded out of the Community Housing pot, which means half of the units in the building will have to be available to income eligible people by the developer. It's an incentive to find a developer and then the developer will get to use the \$300,000 for exterior restoration.

Councillor Whitfield asked where the recommendations came from to fund these developments

Mr. McCarroll asked if she meant which branch of the city.

Councilor Whitfield said yes.

Mr. McCarroll said this one and the previous one at one 174 and 176 Maple street was the Department of Disaster Recovery in conjunction with the Community Development Department.

Councilor Whitfield asked if the properties are in tax title.

Mr. McCarroll said they are not contributing to the tax, and that is correct.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

15. Financial Order (ID # 8081)

D'Amour Museum of Fine Arts Exterior Restoration Phase 3 21 Edwards Street Parcel ID # 027500557

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said this \$300,000 recommendation is to continue doing exterior work at the Museum of Fine Arts. Several years ago the City Council approved funds that renovated the monumental main entrance off the Quadrangle. It also was to redo the windows that face Chestnut Street. Those windows are being installed, this phase will finish doing the windows for the building and cleaning the exterior.

Councillor Brown asked if there are any more thoughts about greenery outside.

Mr. McCarroll said CPA can pay for trees if they're in parks and for trees if they're in conservation areas. The museums will have to pay for that and Councilor Brown should be talking to them.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
RECUSED:	Zaida Govan

16. Financial Order (ID # 8083)

Exterior Restoration St. John's Congregational Church 69 Hancock Street Parcel ID #062500218

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee said this \$300,000.00 recommendation for exterior restoration of St John's Congregational Church. It is listed on the National Register of Historic. The wood shingles building and the shingles need replacement.

Councilor Delgado spoke in favor of the project, He said the church is over 100 years old in this community and the fact that this is a historic church and the historic legacy. He had some great experience in the church.

Councilor Davila thanked Mr. McCarroll and said he will vote for it. He thanked the members of the community for showing up and sticking by the council, He said just to clarify, and asked if the church was part of the freedom trail and that the church was built in 1911.

Councilor Whitfield said these are the type of project that she's looking to see more,

Councillor Allen echoed the same sentiments as like his colleagues, he had some great experiences in the church as well.

Mr McCarroll said when it comes to assistance to religious organizations, the states supreme judicial court has a ruling that more or less said you can't do anything that advances or particular religion. On the other hand the federal government Supreme Court ruling that says you can't discriminate against religious organizations just because they're religious. It's sufficed to say religious groups come to CPA, this is the fifth time they've recommended a religious group to get CPA assistance. It is under the category of historic preservation. They say to church don't talk about the good deeds, talk about the historic needs of the building.

Councillor Brown wanted to know what was going replaced with and hoping that more projects like these can be done for the community. He's happy to see that St. John's is a recipient of this award.

RESULT:	ADOPTED VOTE [12 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Zaida Govan

17. Financial Order (ID # 8084)

Tree Top Park Improvements 258 Corcoran Boulevard Parcel ID #032300051

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee said this recommendation fo \$250,000.00 for the TreeTop Park. It was brought to CPA by the Outer Belt Civic Association, inconjunction with the Department of Parks, Building and Recreational Management. They will be installing an accessible swing set and installing a walking path around the park.

Councilor Allen said Walter Gould, President of the Outer Belt Civic Association was working on this for a couple of years before he finally submitted the application. This is their first project for Outer Belt Civic Association and CPA

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Zaida Govan, Malo Brown

18. Financial Order (ID # 8085)

Clarendon Fountain & Triangle Terrace Restoration Clarendon, Bay, Sherman Street Intersection Parcel ID #028200001

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee said the recommendation of \$150,000.00 is for renovations to this small triangle in the McKnight Historic District. The application came from the McKnight Neighborhood Council in partnering with the Department of Parks Building and Recreational Management.

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Malo Brown, Victor Davila

19. Financial Order (ID # 8086)

Drama Studio Elevator Project 41 Oakland Street St. Parcel ID # 092100155

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee said this is for the Drama Studio elevator project. The \$60,000. recommendation for the drama studio that occupies the former Historic All Saints Church on Oakland St, they are hoping to put in an elevator to make their building more accessible. They requested funds from CPA.

Councilor Walsh said why the amount of money the drama studio is getting, is small in comparison to the actual cost of what they need.

Mr. McCarroll said this is what they asked for. They plan to submit an application to the Massachusetts Cultural Council Facility program for the bulk of the money.

RESULT:	ADOPTED VOTE [10 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Curran, Santaniello, Edwards, Whitfield, Perez
ABSENT:	Malo Brown, Victor Davila
RECUSED:	Michael A. Fenton

20. Financial Order (ID # 8087)

ReGreen Springfield Invasive Plant Control Program

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said ReGreen Springfield Invasive Plant Control Program, on park land and conservation land. The \$55,000.00. for invasive Japanese Natweeds, is in the bamboo family. It's on a variety of the Municipally controlled open spaces, it's invasive and rapidly multiplies. They have been working to eliminate it, and have been able to eliminate several from Conservation areas and Parklands.

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Malo Brown, Victor Davila

21. Financial Order (ID # 8088)

Colony Hills Lamppost Restoration Park Drive

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said the recommendation \$32,213.00 will go to restoring the Historic Street Lamps in the Colony Hill Local Historic District. The proposal comes from the Colony Hill Neighborhood Association, which has custody of the decorative lights. They are responsible for it's maintenance and they will be paying a portion of the cost. The bulk of it will be coming from CPA to repair the 6 decorative lights.

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Zaida Govan, Malo Brown

22. Financial Order (ID # 8089)

Glendell Park Vegetation Restoration and Enhancements Parcel ID #057350008

COMMENTS - Current Meeting:

Read and Bob McCarroll, Chair of the Community Preservation Committee, said the recommendation of \$13,000.00 to ReGreen Springfield is to restore some of the missing trees in Glendale Park. The Triangular Park is located slightly off of Dickinson St, in the Forest Park Neighborhood.

RESULT:	ADOPTED VOTE [11 TO 0]
MOVER:	Michael A. Fenton, President
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton
ABSENT:	Malo Brown, Victor Davila