



Community Preservation Committee

Regular

~ Minutes ~

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

Kathy Calvanese

Tuesday, March 19, 2024

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on March 19, 2024 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

1. Statement

Springfield Community Preservation Committee

March 19, 2024

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/

Telephone 413-530-1268. Public comments regarding any of the 2024 projects will be accepted until April 30, 2024

and be mailed to Community Preservation Committee, City Hall, 36 Court Street, Springfield, 01103 or e-mail to:

cpc@springfieldcityhall.com

Present: Clinton Harris (Park Department Representative), Robert McCarroll (Springfield Preservation Trust), Steven Bosworth (Neighborhood Representative), Gloria DeFilippo (Planning Board Representative) - Willie Thomas (Housing Authority) Yolanda Cancel (Neighborhood Representative)

Absent: Rhonda Sherrell - (Neighborhood Representative) Juanita Martinez (Conservation Commission Representative) -Judy Crowell (Historical Commission)

Call to Order

Interviews with 2024 CPA Applicants

1. Indian Orchard Fire Station-City of Springfield
2. D 'Amour Museum of Fine Arts-Springfield Museums Association
3. Science Museum Plaza-- Springfield Museums Association
4. 60 Byers Street--City of Springfield
5. 174 Maple Street--City of Springfield
6. 176 Maple Street--City of Springfield
7. 178 Maple Street-Maple Street Rowhouses, LLC.
8. 180 Maple Street-Maple Street Rowhouses, LLC.
9. 182 Maple Street-Maple Street Rowhouses, LLC.
10. 184 Maple Street-Maple Street Rowhouses, LLC.

Approve Minutes of March 5

Preservation consultant service agreement with Pioneer Valley Planning Commission

Lower insurance coverage limits

Administrator's Updates

Abbey Brook Acquisition Conservation Restriction

Other Matters

FocusSpringfield
Next Meeting April 2

Interviews with 2024 CPA Applicants

1) Indian Orchard Fire Station Reuse-City of Springfield Parcel ID # 091820219

CPA Program Area: Historic Resource CPA Request: \$300,000

Presenter: Brian Connors, City of Springfield, Deputy Director Economic Development Office

In partnership with the Indian Orchard Citizens Council This is the expected 2nd request of funding for CPA funding. Capital Assets has begun critical cleanup work this winter including asbestos removal in preparation for final plan specifications and construction later this summer. The first grant will cover the windows, doors and other exterior improvement and stabilization. This is a \$4-5M total restoration cost and this grant is for the elevator portion of the project.

Zaida Govan, City Councilor spoke in support of the project and stated it will provide a community space for youth, seniors, education and offices. The City has committed \$1.5M ARPA funding towards the project. They are seeking other funding for the interior build-out.

2) D 'Amour Museum of Fine Arts Exterior Restoration (Phase 3)-- Springfield Museums

CPA Program Area: Historic Resource CPA Request: \$300,000

Presenter: Rachel Hart, Grants Manager. Parcel ID # 027500557

The third and final phase will complete the stucco work, repair the window frames and 5 stained glass windows, and repair the soffits. The total cost is \$900,000 with the most significant cost being the environmental window replacement that will also address the additional concern of maintaining the temperature in a building holding historical artifacts. The second phase, other windows and cleaning of the limestone should be completed by November 2023 before this final phase starts.

3) Science Museum Plaza Patio Restoration-- Springfield Museums Association

CPA Program Area: Historic Resource CPA Request: \$62,500 Parcel ID # 111100052

Presenter: Rachel Hart, Grants Manager

Restoration to the original design by removing an unused side door and replacing it with a replica of the window originally located there, to match in size and material with the steel window opposite the plaza. Masonry repairs through replastering, cleaning and repointing joins within the walls and stairs of the patio. Replacement of steel handrail banisters with ones that no longer affix to the building walls (a cause of masonry damage). CPA will address the total cost of this restoration project.

4) 60 Byers Street RFP Incentive--City of Springfield Parcel ID # 021700016

CPA Program Area: Historic Resource CPA Request: \$300,000

Presenter: Tina Quagliato Sullivan, Director of Disaster Recovery & Compliance, Office of Community Development for the City of Springfield. Project is in partnership with another City department, Robert DeMuis, Deputy Director of Housing.

The Thurston Munson House is a single-use local historic district (LHD) previously created for the property. It is a significantly deteriorated tax foreclosed property and is on the Springfield Preservation Trust's most endangered property list. Funding requested will offer an incentive to attract a private developer to take ownership and control of the project. The City would issue an RFP to attract a qualified developer. Assuming the city was successful in attracting a developer, then prior to

construction the property would transfer to private ownership and the developer/property owner would be responsible for all maintenance going forward.

The City has requested proposals several times in the past to seek a developer. It was sold but work was not done and a reverter deed was issued. The City is hoping to attract a new developer with these funds as an incentive in a new RFP. The building is legally zoned for three residential units and the developer would need to seek a zoning change for additional units. The total rehabilitation of the building is \$3+M. The developer is required to demonstrate financing. Funds are not disbursed until work is done.

5) 174 Maple Street RFP Incentive--City of Springfield Parcel ID # 082180048

6) 176 Maple Street RFP Incentive--City of Springfield Parcel ID # 082180049

CPA Program Area: Historic Resource CPA Request: \$300,000 per rowhouse unit (\$600,000)

Presenter: Tina Quagliato Sullivan, Director of Disaster Recovery & Compliance, Office of Community Development for the City of Springfield. Project partner: Robert DeMuis, Deputy Director of Housing.

The rowhouse building is located in the Maple Hill local historic district (LHD). The City foreclosed on the two units 174, 176 and is hoping to issue another RFP and add an incentive for a new developer. The building and units are also significantly deteriorated and on the Springfield Preservation Trust's endangered property list. The funding requested for each row house unit will offer an incentive to attract a private developer to take ownership and control of the project. The City would issue an RFP to attract a qualified developer. Assuming the city was successful in attracting a developer, then prior to construction the property would transfer to private ownership and the developer/property owner would be responsible for all maintenance going forward.

7) 178 Maple Street-Maple Street Rowhouses, LLC. Parcel ID # 082180050

8) 180 Maple Street-Maple Street Rowhouses, LLC. Parcel ID # 082180051

9) 182 Maple Street-Maple Street Rowhouses, LLC. Parcel ID # 082180052

10) 184 Maple Street-Maple Street Rowhouses, LLC. Parcel ID # 082180053

CPA Program Area: Historic Resource CPA Request: \$300,000 per unit (\$1.2M)

Presenter: Paul Bongiorno, Principal, Maple Street Rowhouses, LLC.

The rowhouse building is located in the Maple Hill local historic district (LHD). The City foreclosed on these 4 units and a new developer purchased all 4 rowhouse units. Mr. Bongiorno is the new owner who is seeking funding to help develop and restore the exterior of the building. The building and units are also significantly deteriorated and are on the Springfield Preservation Trust's endangered property list. The total cost of rehab is approximately 2 million including interior. The applicant will provide a breakdown of exterior costs for each unit. There are 12 units but some of the units may be reconfigured into more or less but approximately 12 units.

Approval of Minutes

Approval of March 5, 2024 Minutes. Motion to accept the minutes by Gloria and seconded by Yolanda. All in favor, yes. Motion passed.

PVPC Consultant Services Insurance Issue

Still no resolution. Waiting for feedback from the law office regarding acceptance of reduced insurance limits for this contract. The committee may vote to accept the lower limits or wait to hear if the option of paying on invoice using a smaller contract is more efficient. TBC in two weeks.

Administrator's Updates

Abbey Brook Acquisition Conservation Restriction. Still waiting for the Conservation Restriction draft to be completed by the Conservation Commission.

The final set of interviews will take place at the next scheduled meeting on April 2.

If the committee wants to schedule meetings twice in April and twice in May, and our recommendations are complete by June, the committee could remove July and August from the meeting calendar.

Motion to adjourn