



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, May 19, 2020

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on May 19, 2020 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee May 19, 2020

Present: Lamar Cook, Gloria DeFillipo, Juanita Martinez, Robert Carroll, Terry Rodriguez
Ralph Slate, Willie Thomas

Absent: David Finn

Karen Lee addressed those present by stating: Due to the COVID-19 Pandemic and pursuant to the Governor's Executive Order concerning the Open Meeting Law, the City of Springfield is providing public notice that this public meeting will be conducted utilizing remote collaboration technology.

Robert McCarroll then stated that the CPA was adopted here in Springfield in the year 2016. It was created in the year 2000 by the Commonwealth and communities could adopt it if the voters so chose.

Marshall Roy Field Splash Pad & Spray Structure by East Springfield Neighborhood Council

Marie Koski Marie introduced herself to those present stating that she was a board member of the East Springfield Neighborhood Council. The current splash pad is well past its reasonable life expectancy. The pad has large cracks throughout which presents danger to the children. This project meets all of the guidelines of the Community Preservation Act. It is supported by the park department, neighborhood council as well as the residents of East Springfield.

Gloria: I am wondering if they have considered renovating the current splash pad; is that possible? Marie answered "no" it's in really bad shape.

Juanita: Juanita stated that this is a great project. Sadly, it's going to take two years before the children can use it. Juanita then was looking at the walking path project and asked why are these benches cheaper than these and they are the same ones? Marie stated she didn't have an answer for that. You have one CPA sign for two projects rather than one sign for each one. Would that work Bob? His answer was it could work.

Terry Rodriguez: Laura Walsh do you know when it was put in? Laura stated that she doesn't know the exact date but she could look it up.

Ralph: Is there any opportunity for either grant funding or city funding for this project to supplement CPA money for this project? Laura Walsh stated that there is no money at this time for this project.

Robert: Is the current splash pad still functional? Marie stated partially, there is some function but it's not a good function. Robert then asked with the current one and the proposed one will it be turned on at Fourth of July and turned off on Labor Day; does it have specific hours of operation? Laura then stated that typically in the city the splash pads are on sometime in June depending on the weather; typically splash pads are on from 10AM to 6PM and they are turned on by the activation bollard at each spray park.

Lamar: My question is there an alternative spray pad in East Springfield neighborhood? Marie answered no.

Marshall Roy Walking Path

John Koski

John began by stating he was there to present the grant application for a walking path at Marshall Roy Field. The addition of the proposed walking loop leverages available space of the walking space around the perimeter of the park without reducing any use and activities. We feel this would be especially enjoyed by the older population. Benches placed around the walking loop will provide places to rest or to read a book. This project meets all the guidelines of the Community Preservation Act.

Gloria: Can this proposal be done in phases? In this case the only thing you could potentially fund later are the benches. My question is if you had to choose between the two Proposals which is more important? John stated the one we could get money for.

Juanita: Is this a walking path? John stated that it is a walking loop. It is a six foot wide walking loop.

Ralph: I'm a little confused on the material it states that it is an asphalt walking path but then it states there it is a gravel base? John stated that the base is gravel and it is covered with asphalt.

Lamar: Duggan Park has included a rubber surface track and we were told it is more efficient for the older population so why not rubber verses the asphalt? John stated that they and didn't investigate a rubberized surface. There is no particular reason to not go with a rubberized surface.

Robert: Wanted to ask Laura regarding Lamar's question is a rubberized track feasible and is it practical for a small 6 foot wide space? Laura responded by stating that the first phase of the design portion of this is going to work and put in the implantation after.

Robert addressed both John and Marie your budget doesn't include your cost figure for design and a pulled out cost for a study. If that is something the park department wants to pursue you need to get us that figure no later than June fifth.

Thompson Triangle Foundation Restoration

Walter Krol, President of McKnight Council

This project is actually two categories. One is open space and Historic Preservation. The fountain was built when the McKnight Brothers built the McKnight park in 1883. One Hundred and Thirty Nine years later it is still is a community. It's also a center for our activities. Originally it was a basic fountain. In 1986 the current fountain was created with a park restoration being careful that the historic aspect of this and the conservation guidelines as well as the neighborhood guidelines. It truly looks like it has been there since the beginning of the neighborhood. Over time it has taken its wear. Some of the Cherubs on the bowls are missing and the fountain bowls are leaking. Everyone in the neighborhood takes turns in the care of this fountain. Our request is to have the cherubs replaced as well as some of the fountain bowls, and replacing some pipes that are leaking. There are three components of the rebuild of the concrete work and the charrettes on the outside as well as the local piping.

Gloria: Actually this is for you Bob on the restoration of the fountain that can't go under Historical is that correct? Robert stated that this is something that we would discuss during the liberations. The park is a Historic resource it has been around for ages. Clearly as an open space it is clearly eligible under the recreation.

Juanita: Do you know who designed the original fountain? Walter stated that it was the McKnight brothers who built the fountain and gave the whole park to the city.

Ralph: Is the fountain currently operating? Walter stated that it is off right now so he is not sure. DPW has not turned it on because of the poor drainage and broken valves. It did work last season, everything except for the top.

Lamar: Has there been any attempts for any outside fundraising? Walter stated that they tried to work with the Parks Department but they stated there was no funding available.

Long Pond Feasibility Study

Zaida Govan,

Indian Orchard is a neighborhood that doesn't have any swimming spaces. The first phase helps us identify future funding. I think the best thing for this project is to put the funds toward the use of a master plan development as well as a feasibility study for water based recreation.

Gloria: After this study do we then know that the parks department will fund a lifeguard there? Laura stated that she can't answer that at this moment. Part of the study is to look at long pond because it may not be the best pond for swimming, due to the condition of the pond. Gloria then asked is this study just for Long Pond or is it a master for all the ponds? Zaida then interjected and stated that the Indian Orchard Citizen Council voted on looking at that one first. I do agree that we should look at all the waterways and see which one we should start with. Gloria then asked the \$50,000 for the design development is really the study, is that correct? Gloria then stated that she isn't sure if the proposal should be tweaked or not because the \$50,000 is allotted for cutting down trees. Zaida then stated that she felt they may have to tweak it. Gloria stated that opening a water-way is a really good thing especially in Indian Orchard. Gloria suggested you just take this money and if we are funded just do Long Pond.

Juanita: Juanita asked where did the \$50,000 come from? Laura then stated that the \$50,000 for the master plan study was a recommendation by the Park Department based on other projects that we have undertaken with similar goals. Obviously any project or feasibility study would have to go to an official RFP to hire an official designer to do the work. What we are seeing now \$50,000 is a general number for studies of this kind. Juanita then asked, for example you have an estimate we fund it and you find out that it's not enough will the park department pay for the rest of it? Zaida stated that their businesses often help us financially. Juanita asked have any of these businesses committed to any amount of funding? Zaida stated not yet. Juanita stated a letter of support from the conservation commission is very important because this is a waterbody that has to be included and they have to be a part of it. Kevin is definitely in support of us opening the waterways. Laura, do you have a person who is going to do the feasibility study? Laura stated that for procurement reasons we can't just pick anyone we would have to solicit quotes from either our on call engineers or put out a request for proposals from any design firm. Laura did state that this is an appropriate range for a study of this kind.

Terry: How many ponds are in Indian Orchard? Zaida answered five of them including Long Pond.

Lamar: On the proposal of the budget the \$4,000 is only an estimate and there is no commitment from any of the businesses. Zaida stated yes.

Robert: Robert stated that we had a proposal that was just for a study of Long Pond and now we are hearing the study is for the ponds in Indian Orchard. Will the study be primarily focused on water based recreation as opposed to simply park and recreation.

Laura stated that it is the scope of the study and that is what we would focus on.

The only thing I would add to that you are going to have an area that has parking, needs guardrails and things like that the master plan would come into that. That is not what we are looking for in Indian Orchard and we know that people want water based recreation and how important it is for an urban environment. That is what we would focus on when you construct these areas that they would have a park like feel. I would not anticipate a change in recreation. Robert stated that the only other question he has is if this is going to be a study that looks at the ponds which ones do you start with that are in Indian Orchard. There is the closed Lake Lorraine state beach. Has there been any discussion on giving that to the city if the city wants it? Laura stated that she is not aware of that conversation happening recently.

Juanita: So this \$50,000 is for a feasibility study for the five lakes or just Long Pond?

Laura stated that if it would be helpful to the CPA I could look into design firms and see if they can give us more of a proposal before the June 5th deadline. It will really show you what \$50,000 can do for a study of this magnitude. So if that's helpful we can get that information to you.

Gloria: What about Loon Pond off of Page Boulevard? Zaida stated that it is included.

Rockrimmon Boathouse Adaptive Reuse Study

Ben Quick

We occupy the only remaining boat house on the Connecticut River in Springfield where there once was five. We were equally encouraged to hear that the CPA funds Historic resource projects. CPA funds would be well spent for the betterment of Springfield on improvements to the boat house in Springfield. They don't see room for growth in the building and they don't really see a building of esthetic appeal, to the surrounding beautiful park. This application of ours to the Committee is to fund the first step and to come up with a comprehensive plan calling it adaptive re-use. Once our design and master plan are done we will return to the committee so we can start raising funds so we can start the project.

Juanita If the visibility study comes up with a design and you're ready to go it will be a costly project. Is there ready money available in other places other than the CPA?

Ben stated that the city owns the building, we are only tenants and it was just signed a twenty year license. Without the twenty year license agreement in place we were in no place to do any fundraising. Now that we have it in place that was the last piece of the puzzle.

Juanita then stated that there will be a feasibility study and you aren't sure if they can do the project what will happen to the study? Bob I have a question for you it's under Historic Preservation the building has been altered so much is it still considered an historic building?

Bob stated that this was going to be his question. This project straddles the potential historic category and the potential of a recreation category. In order for it to be historic it has to be a building structure on the state register of historic places or determined by the local historical

commission to be of importance to the community because of history, architecture, archeology, and culture. Ben have you been to the Historical Commission to get a determination that the boathouse is falling into that category because it is not on the state register? That is the easier way to prove you are historic. Ben asked Steve Jablonski to answer that question. Steve stated this is one of the reasons to fund this study in my opinion because of the historic background of the boat house. To be honest with you, the condition of the boat house the structure as it stands now needs to be analyzed we have enlisted a structural engineer as well as a site developer expert. Once we get the information and we find out how much historic material is left and it is actually feasible to restore go to the Historical Commission and ask them for their support and or try to put it on the National Register. We call it an adaptive re-use.

Robert stated that when it comes to CPA in order for us to fund anything it either has to be currently on the state register of Historic Places or the local Historic Commission needs to make a determination the structure is of importance to the community because of architecture, history, archeology or culture. So if you are asking us to fund you under the category of historic you need to get that determination now from the Historical Commission. On the other hand you could decide that this is really a recreational project and you're studying it for recreation. The other thing I would say if you look at the state law of definition of recreation it's much more land based. It specifically states no stadiums, no gymnasiums or similar structures. You need to sort that out at least with the historical stuff. We cannot fund it unless you come up with the determination. Steve stated that they will present the project to the Historical Commission and request that the designation has historic properties.

Terry: How many kids go to the boat house? Ben answered that 250 kids go to the boat house for various programs and water recreation. Thirteen girls received scholarships to go to college.

Ralph: I think there is a strong case that you need to go to the Historical Commission. I think there is a strong case that this is indeed a historical structure. So I think that this is something you should pursue. My question is there a chance that your feasibility study comes back saying it shows that this needs to be torn down. In that case I think that the condition of this grant money would be making the property into a Historic District by putting a preservation restriction on it. That's where you have a catch 22 because if we give you this money it comes with a restriction. You can't tear this building down. Now your study may come back and say you should tear the building down. Steve stated that he went to a structural engineer, we are

including him in the study, this is a well thought out study. My firm and the DCA have long term contracts with the city this is tailored that we will have a structural engineer report and the structural engineer that I work with is known for saving buildings. I can't guarantee that I'm not going to come back and say this is a total loss so let's get rid of it. I would say that it is highly unlikely. Ralph then stated that he felt more comfortable because I know your track record. That is a positive thing and it appears that the goal is to save the structure.

Robert: My question is besides the activities you have is this space accessible to the public?

Yes, it's a public park we are going to be open for business from dawn to dusk with a dock that we purchased and it is a public launch, boats only.

Juanita: Who owns the property? Ben stated that Bob Bolduc owns the property. Are you thinking of that for parking? Ben stated yes. Has the city purchased it? Ben stated no.

Zoo in Forest Park

Nathan Bazinet

We are here to ask for funding in the amount of \$250,000. Three years ago we made sweeping changes with the hope of getting away from the traditional zoo model. We now have 3 guiding principles: Education, Conservation and Rehabilitation. The zoo is an asset that creates jobs brings in tourism, contributes to cultures of people that have settled in Springfield and provides a valuable environmental and ecological resource that is right in the heart of Forest Park. For 126 years the zoo has served our community and we continue to grow. Our attendance has jumped from 45,000 in 2017 to 75,000 in 2019. With this funding the upgrades we believe we will be able to increase our member membership and attendance by twenty percent. It will also provide updated extra classroom space, enabling the zoo to have a relationship with the city's schools, after school programs and home school programs. I will turn it over to Emily Bauer.

Emily Bower: I have helped in figuring out where we could use money ultimately. I can tell you it has made a world of difference for us in the operations. We could upgrade and renovate the building which would be a benefit for our guests. While we have a significant community impact we also have a broader range across the country. This gives me the opportunity to help preserve something that is special for the people. We are also looking at improving the walkways as some of them are greatly damaged. We are also looking into the bathroom as some of our patrons who have walkers find it difficult to enter the building.

Robert then asked those present if they had any questions.

Gloria: No Questions

Juanita: On the budget you are asking for \$250,000 the cost for the project is \$274,000.

Where is the \$24,000 coming from? Nathan stated that every year we as an organization invest about \$12,000 into the facility. We don't own the facility, so the city does all the property

the walkways and the fencing. We as an association raise funds every year to assist in the annual upgrades.

Juanita: stated that you have the amounts but you don't state who is doing the work. Nathan stated that Sarah could give us more specifics on that.

Ralph: Yes I have a question which is more for Bob and Ed to some extent. How does that fit together with CPA funding although there is a public benefit to the zoo and city property is there any problem with there being an admission charge that prevents people from using the improvements without paying a small fee.

Juanita: Stated that the difference from the museums is they provide free admission to Springfield residents.

Lamar: No questions

Terry: To get into the park there is a charge and one charge to get into the zoo. Nathan stated that yes there are two charges and we are only in control of one of them. Nathan responded by saying yes.

Robert began the Committee Meeting by stating we have the minutes of the May 5th meeting May we have a motion to approve? Lamar made the motion to approve the May 5th minutes and Juanita second the motion. Robert then stated that there will be a roll call vote.

Gloria, Juanita, Terry, Ralph, Lamar and Bob A unanimous vote was taken.

Robert then stated that there is a minor fiscal issue which is the transfer of some past undesignated reserves to the fiscal twenty reserves for community housing, historic resources and recreational use and open space. So the background on this is as we begin the budget every year we are required by the state law that we put aside ten percent of the total budget for housing, historic, recreation and open space. At the end of the year if by some chance you get more money than you thought you were going to get we need to adjust those reserves for those three special accounts. The coalition calls according to the Department of Revenue it's a dominance amount. This year, we thought we were going to get a million four and as of April we took in a million seven. We are \$ 300,000 above what we thought it would be at the end of June. The Coalition has said one of the ways to remedy this problem is if you have money left over in previous years, and if you remember in our very first year we had two projects that were not approved by City Council. That left \$125,000 into undesignated reserve account. Last year we took some of that money out to help augment what we gave to the historic adaptive re-use of the Old First Church. There is still \$81,000 in that account. The Coalition has suggested that we take that money and divide it into the three reserves so

whatever is divided will go into that and that gets us closer to the ten percent requirement. Ralph asked Robert why do we have to do it that way. Once we get all our money in this year why don't we just say we got \$350,000 more than we anticipated and ten percent into the three buckets and just do it that way. Robert stated that we can wait until the close of the year, which means somewhere in the middle of July. We can do it that way as well. If that's the sense of the committee I have no problem. It's not a pressing issue but we do need to make sure that the ten reserves are ten percent of what we actually took in.

Ralph made a motion that we table this until we get the final two thousand fiscal year 2020 June 30th, 2020. Terry second the motion. All in favor: Gloria yes, Juanita yes, Terry yes, Ralph yes, Lamar yes, Bob yes. *A unanimous vote was taken*

We have to discuss the request that we received from Tiny Homes to consider off-cycle application. We asked them to clarify why they needed an off- site application. Karen

forwarded you the letter and the other one is that we have to make a determination on the incomplete application. One copy of the application reached us on the deadline but the electronic copy, the cover letter and the ten copies did not reach us.

Why don't we start with the off cycle application. What I would suggest for the discussion is someone should make a motion that we can then discuss. Ralph asked if they submitted an off cycle application. Robert stated that they asked if we would accept one. So the policy is we will accept off cycle applications. Robert stated that what our policy says is a CPC may under extraordinary circumstances vote to accept applications that require consideration outside of the normal funding cycles because of emergency, or market opportunity. Applicants who think that they got that issue should contact me. I'm not making that decision instead I am taking it to the committee. Ralph then stated that he didn't understand how we can tell someone we are not going to consider an offsite location until they submit the offsite location. In other words they have tell us I'm submitting this application for off cycle funding because XYZ. That's when we say yes or no. Robert then said that's we asked them for clarification. I don't think we should tell people to make an application and then bring it in to us and we don't follow through. Robert then read the letter from Tiny Homes to the committee. Karen read the letter for clarification. Ralph then stated he had a question that will provide more information. You revealed to me last year grants one of the projects turned down the CPA money. It is not fair to the applicants who got their applications on the deadline and have another player introduced to this process. I don't think that's fair. A potential way out is there is going to be some excess money that is available that was for housing. In my thought there is enough reason submitted with this application to accept it off cycle. Ralph then made a motion

to communicate to the applicant that we will accept the off cycle proposal but it will not be funded by the money that we have already set aside for the 2020 applicants. Robert asked those present if they understood the motion. Gloria seconded the motion but I have a concern with the motion. I would go with accepting a motion that we will accept the application but taking out anything about where the funding is coming from that's saying we have approved it. I would like to see a finished application and then we make a decision on that application. Ralph accepted that amendment. Robert stated that we would make a motion that we would consider an off cycle application. Robert then stated they would take a vote. Gloria no, Juanita yes, Terry yes, Ralph yes, Lamar no, Robert no. The motion does not prevail. We are not accepting the off cycle application.

Robert then stated the next issue is if we receive this incomplete application. One copy, no electronic notification and no cover sheet that subsequently arrived. Lisa Goodman from Trinity House and here is her explanation. Gloria made a motion to accept the application even all parts weren't made by the deadline. Lamar second the motion. Ralph asked when did we get the application. It was received on April 29th. At this time we took a vote. Gloria no,

Juanita yes, Terry no, Ralph yes, Lamar yes, Robert yes. The motion was passed and we will accept this application and schedule them on our June second meeting.

Robert stated that the Mason Square Project has declined our money. It was the first time we had to come up with an affordability restriction because it was the first time we funded a housing project. After the efforts of several people we finally got it. There were several things we need to get. The e-mail response from Kathy: Thanks for sending along this CPA grant agreement unfortunately we will be unable to execute this agreement because we closed Mason Square Apartment II with the investors and state last year. The rent schedule cannot be changed nor can we commit to perpetuity on three apartments. Currently the project is 90 percent complete. We were unclear last year whether these funds would be available to this and what the terms will be now. It appears that there will be financial perpetuity if we sign this agreement. We will be unable to accept CPA funds projects from the City of Springfield at this time perhaps maybe a future project could be discussed as a grantee. Robert then stated that took about \$33,000 from our fiscal eighteen housing pot that had been left over and we took the remainder from fiscal nineteen housing reserve. It will now go back to the housing reserve. It will sit there until we allocate it to a community housing project. That said is there a motion to adjourn? Juanita made the motion to adjourn and Lamar second the motion. Robert asked all in favor? Roll call: Gloria yes, Juanita yes, Terry yes, Ralph yes, Lamar yes and Robert yes.

A regularly scheduled meeting is on June second where we will meet with the remaining applicants.