

Springfield Community Preservation Committee
November 18, 2025
Remote Meeting Minutes

Meetings are held at 6:00 p.m. on the first Tuesday of the month. The minutes and agendas for all meetings are available on the Meeting Portal of the City website.
<https://springfieldma.portal.civicclerk.com/>

To view the remote meeting:

<https://www.facebook.com/SpringfieldCommunityPreservationCommittee> for 30 days
or view the meeting playlist on Focus Springfield [Springfield Municipal Meetings - YouTube](#)
Mail public comments to: Community Preservation Committee, Springfield City Hall
36 Court Street, Springfield 01103 or e-mailed to cpc@springfieldcityhall.com.
Telephone 413-530-1268.

Or visit the official city webpage of the Springfield Community Preservation Committee
<https://www.springfield-ma.gov/finance/community-preservation>

Present: Robert McCarroll (Springfield Preservation Trust), Stephen Bosworth (Neighborhood Representative) Yolanda Cancel (Neighborhood Representative) Rosemary Morin (Planning Representative) Patrice Swan (Parks Representative), Judy Crowell (Historical Commission) Juanita Martinez (Conservation Commission), Rhonda Sherrell - (Neighborhood Representative) **Absent:** Willie Thomas (Housing Authority)

Welcome to new members Rosemary Morin from the Planning Commission and Patrice (Chae) Swan from the Parks Commission.

Approve Minutes of October 7

Requests for Contract Changes

- East Springfield Library request for a three year extension of a project approved four years ago.
- Gemini Townhomes

5-Minute presentation from new owner of Gunn Block, 477 State Street

Edit Annual Community Preservation Plan

Administrator's Updates

Next Meeting December 2 (historic homes lottery drawing)

Approval of Minutes for October 7 meeting

Motion made by Juanita Martinez and second by Yolanda Cancel. Motion passed. The two new members, Rosemary Morin and Patrice Swan, abstained.

Requests for Contract Changes

Presenters: Molly Fogarty, Director of Springfield City Library and My-Ron Hatchett, Senior Project Manager, Springfield Department of Capital Asset Construction

The East Springfield Library Branch (ESLB) requested a three year extension (November 30, 2025 to November 30, 2028) for a community outdoor space project approved in 2021. The application was submitted in April 2021 and approved for \$85,500.00. Preliminary planning was done and the plan was approved. At that point they learned of a new grant round for construction from the Mass Board of Library Commissioners (MBLC) and were recently approved. The original 2021 outdoor space design has been reconfigured to accommodate the new construction grant and the preliminary design was submitted to the committee. The construction is estimated to be completed in Fall 2028. The ESLB hopes to use the CPA grant funds (\$85,500.00) for the outdoor porch, plaza and programming space. These costs are not covered by the MBLC and are part of our local match. Based on the timeline, the ESLB requested an extension to November 30, 2028. The Committee voted to grant extension to November 30, 2028.

Gemini Townhomes plans to borrow an additional \$500,000 from New Valley Bank to finish the Gemini Townhomes project. The Community Preservation Committee has provided CPA funds to this project. The developer is seeking the City's approval for the increased amount of debt, as required by the agreement for CPA funding. Motion to approve by Juanita Martinez and second by Yolanda Cancel. Motion passed with Chae Swan abstaining.

5-Minute Off-Cycle presentation regarding Gunn Block, 477 State Street

The historic 1830's building is uninhabitable. In 2018 the CPA recommended a \$250,000 grant to Develop Springfield to stabilize the building. The work was completed and the building sold to Thomas Napolitano, owner, Napolitano Investments, LLC. located in Hebron Ct. A second grant for the Gunn Block was awarded to Mr. Napolitano for \$250,000.00 in 2023 from the Undesignated Reserves. The contract was not executed and in November 2025 the building was sold to Jynai McDonald, Founder of Urban Impact Initiative Massachusetts. As part of the sale, Mr. Napolitano provided the plans for seven apartments and retail space. The funds were to be used for the masonry, roofing, structural and window costs. The project cost at that time was \$2,543,460.00. The Gunn Block is on the Springfield Preservation Trust 2025 Most Endangered Historic Resources list.

Ms. McDonald presented a full off-cycle application and request to transfer the unused 2023 grant to her non-profit company, Urban Impact Initiative Massachusetts.

Ms. McDonald is a Springfield resident and gave a five minute presentation. She introduced her company and plans to expand into the Gunn Block. She purchased the building on November 3, 2025 and they are seeking other grants and tax credits. The investment proposed will enhance the block and improve the streetscape along with another CPA project, the Kavanagh building at the end of the block.

It is understood the work will follow the Secretary of the Interior's Standards and be reconstructed according to the SoIS as outlined in the preservation consultant's report. It is understood that no monies will be disbursed until the work is done and inspected.

Motion made by Steve Bosworth, second by Yolanda Cancel to recommend to City Council the previously awarded \$250,000.00 grant for the Gunn Block be transferred to Urban Impact Initiative Massachusetts as an off-cycle grant. Yes. Stephen Bosworth, Yolanda Cancel, Judy Crowell, Juanita Martinez, Rhonda Sherrell, Rosemary Robert McCarroll Absent Willie Thomas. Abstained Chae Swan. Motion passed.

Edit Annual Community Preservation Plan.

The plan was reviewed with minimum changes. Priorities were discussed and added to the plan. A vote will be taken at the next meeting to accept the edits.

CPA SCHEDULE and PROJECT REVIEW PROCESS

The Community Preservation Committee will conduct one grant funding round in 2026.

Application Workshop Tuesday, January 6, 2026

Full Applications due Thursday, February 26, 2026

Meeting with Applicants March & April 2026

Deliberations May & June

Recommendations to City Council* June

Annual Public Hearing TBA

Review of CPA Plan and application October-December

*The CPC cannot predict the schedule for the City Council approval process.

Discussion on removing the cap on Community Housing (\$300,000.00)

A letter received during the Annual Hearing requested eliminating the community housing cap, currently a policy of the committee. It was raised two years ago from \$250,000 to \$300,000 in response to inflation and increased building costs. Motion to discuss made by Juanita Martinez and second by Stephen Bosworth. Discussion. Vote to eliminate the \$300,000.00 cap on Community Housing.

No (keep the cap) Rhonda, Judith, Steve, No

Yes (lift the cap) Yolanda, Juanita

Abstain Rosemary Morin

Absent Chae Swan

Administrator's Updates.

Two invitations to press events for CPA projects

Saturday November 22 at 1:00 pm for SPT- CPA-funded masonry and roofing restorations at 7-9 Stockbridge Street

Tuesday, November 25th at 11am for the Kilroy Press Event to see the three-cycle of CPA funding for restoration of the Kilroy House.

The mayor is scheduled to attend and City councilors, the CPC and Civic Associations were invited.

Next Meeting Date December 2nd

Adjourned