



City Council
**Planning & Economic
Development Meeting**

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

Councilor Sean Curran (Chair)

~Final~

**December 10,
2025**

11:00 AM

City Hall - Room 200

Call To Order

11:00 AM Meeting called to order on December 10, 2025, in Hybrid Room 200, 36 Court Street, Springfield, MA 01103.

Roll Call

In person

City Councilor Sean Curran
Atty. Thomas Moore
Tim Sheehan

Virtual

Brian Connors
Ed Woodbury
Ted Spitzer

Public Portion

1. Bruce Landon Way (this is regarding public property ownership)
2. Food Hall Draft Report presentation
3. McCaffery Interests HDIP Incentive application

Minutes

Meeting Summary

The Economic Development Subcommittee reviewed three development-related items affecting downtown Springfield: a Bruce Landon Way easement, a food hall feasibility study, and a Housing Development Incentive Program (HDIP) application.

The Subcommittee discussed a proposal to grant an easement on Bruce Landon Way to support outdoor events hosted by the Massachusetts Convention Center Authority. The easement would allow use of the space for event-related activities. No opposition was expressed, and a vote is scheduled for the Council's next meeting on the 15th.

A feasibility study for a Springfield food hall or farmer's market was presented. The study found that Springfield could support a food hall with approximately 12 to 20 vendors at an estimated development cost of \$6.5 to \$10 million. The Subcommittee discussed potential locations, funding sources, and public engagement. Further review and outreach will continue before any development proposals are issued.

The Subcommittee also reviewed McCaffrey's HDIP application for two Main Street properties. The proposal includes the redevelopment of four historic buildings to create 99 residential units and approximately 14,000 square feet of retail space. The project received favorable feedback, and a Council vote on the HDIP agreements is scheduled for Monday.

[MIN_SIGNATURES]