

**Springfield Community Preservation Committee**  
**December 2, 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](mailto: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) Rosemary Morin (Planning Representative), Rhonda Sherrell - (Neighborhood Representative) Willie Thomas (Housing Authority), Juanita Martinez (Conservation Commission)  
**Absent:** Patrice Swan (Parks Representative) Judy Crowell (Historical Commission), Yolanda Cancel (Neighborhood Representative) Juanita Martinez (Conservation Commission)

Agenda:

Approve Minutes of November 18

Historic Homes Lottery

Requests for Contract Changes

Byers Street Rainville & New Court Terrace Exterior Preservation Project extend the completion date from February 28, 2026, to February 28, 2028. First Amendment.

**2023 project Angelina Park** (2<sup>st</sup> amendment) June 30, 2025-Dec 31, 2025 extend to June 30, 2026

**2022 project Godfrey Triangle** (4th amendment) June 30, 2025-Dec 31, 2025 extend June 30, 2026

Terminate 2023 Grant to Gunn Block with Thomas Napolitano, owner Napolitano Investments, LLC

Adopt Annual Community Preservation Plan

Review and Adopt 2026 Application & Instructions

Administrator's Updates

Next Meeting January 6, 2026

Approval of Minutes for November 18 meeting

Motion made by Rosemary Morin and second by Rhonda Sherrell. Motion passed. Willie Thomas abstained.

Historic Homes Restoration Program Lottery

The Springfield Community Preservation Committee recommended funding again this year for the Historic Homes Restoration Program for Homeowners. This program is unique to Springfield and the only CPA community to give direct grants to homeowners of historic properties. Funds are reserved for individuals who own and occupy a home built after 1940 and living in the eligible Local Historic Districts of Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills.

A postcard was recently mailed to each new registered homeowner who moved into a district in the last year. Local media and social networks were used to promote the lottery. 262 addresses met the resident requirement for this drawing. To date 49 homes have received a CPA grant and at least another 10 homes will be funded tonight. The lottery used a random generator to sort the 262 addresses and assigned a number from 1 to 262 and the top ten addresses will be notified.

#### Requests for Contract Changes

Presenters: Vandana Sareen & Jamie Gruber, Senior Project Managers, Wayfinders  
**Byers Street Rainville & New Court Terrace Exterior Preservation Project extension of contract.**

**Wayfinders** requested a three year extension (February 29, 2026 to February 28, 2029) for a community outdoor space project approved in 2021. The application was approved for \$250,000.00 for redevelopment of the properties. Submitted a preliminary application for low-income tax credit today and have also applied for historic tax credits. The city's commitment to the project is an important compliment in the funding request.

Construction begins in 2027 and the anticipated completion date is 2029. A new community room and elevator is planned. The four buildings have various configurations of studio to 3 bd/units.  
Motion made by Steve Bosworth, second by Yolanda Cancel to recommend an extension from February 29, 2026 to February 8, 2029 by Willie Thomas, Second by Stephen Bosworth. All in favor.  
Motion passed.

Presenters: Laura Walsh, Senior Project Manager. Department of Buildings, Parks and Recreation.  
**2023 project Angelina Park (1<sup>st</sup> amendment) June 30, 2025 to Dec 31, 2025 extend June 30, 2026**  
Some delays in the project have pushed back the timeline and the remaining elements of the installation are contingent on warmer weather. The project should be completed by June 30, 2026.  
Motion made by Rhonda Sheryll, second by Rosemary Morin. All in favor. **Motion passed.**

**2022 project Godfrey Triangle (3<sup>rd</sup> amendment) June 30, 2025-Dec 31, 2025 extend June 30, 2026**  
The monument is located in Indian Orchard this is a continuation of previous CPA grants for benches, landscape flagpole and bronze eagle. The last item to complete is testing the irrigation system that will be done in the spring. A recent invitation to the ribbon cutting was attended by several members of the CPC.  
Motion made by Stephen Bosworth and second by Willie Thomas. All in favor. **Motion passed.**

**Terminate 2023 Grant to Gunn Block 477 State Street with Thomas Napolitano, owner Napolitano Investments, LLC**

Previous CPC support in 2018 stabilized the building and it was sold to Mr. Napolitano. In 2023 the CPC recommended, and the City Council approved \$250,000 for rehabilitation of the building. The owner did not move forward with the project and subsequently sold the building this past November. The committee is asked to take a formal vote to cancel CPA commitment.

Motion made by Rosemary Morin, second by Juanita Martinez. All in favor. Motion passed.

#### **Adopt Annual Community Preservation Plan**

##### Review and Adopt 2026 Community Preservation Plan

The plan was reviewed and the section regarding emergency off-cycle funding was clarified.

Vote to accept the 2026 application and instructions. Motion made by Juanita Martinez second by Willie Thomas. All in favor. **Motion passed.**

Review and Adopt 2026 Application & Instructions

Vote to accept the 2026 application and instructions. Motion made by Willie Thomas and second by Stephen Bosworth. All in favor. **Motion passed.**

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

Administrator's Updates. Application Workshop Tuesday, January 6, 2026 at 6:00 p.m.

Next Meeting January 6, 2026

**Adjourned**