

Springfield Community Preservation Committee
May 5, 2026
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.

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

Approve Minutes of March 19 and April 7, April 21

Adopt 2026 Funding Conditions

Begin voting on 2026 application recommendations

Contract Change Requests:

Springfield Preservation Trust

Pioneer Valley Planning Commission

Administrator's Updates

Other Matters

Approve Minutes of March 19 and April 7, April 21

Motion made to accept all three Minutes, passed

Adopt 2026 Funding Conditions

New conditions read into the record, modified to completion date of June 2028

Motion made to accept, passed

Abstained: Yolanda

The following projects were recommended for CPA funding this year.

All 31 projects were previously discussed and top 8 projects were identified and voting began there. The committee began voting tonight with any remaining funds to be reviewed at our next meeting.

Funds available in each category:

Community Housing Reserves(\$317,100)

Historic Resources Reserves (\$414,920)

Open Space and Recreation Reserve (\$325,590)

Undesignated Reserve \$2,097,103.00

Total Reserves \$3,154,713.00

Note: Under Massachusetts G.L. c.44B Community Preservation Act (CPA) requires 10% of annual CPA revenues to be reserved in three mandatory categories. :

The following projects were recommended:

Gunn Block exterior and stabilization (\$300,000) Motion to recommend \$300,000 by Willie, Second by Juanita. Yolanda amended motion to exclude the back stairs but allow for inclusion of large retail windows. Second by Juanita. Motion to amend. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll **NO:** Judi Crowell
\$300,000.00 Historic Reserve

Down Payment Assistance Program (\$300,000)

Motion to recommend \$300,000 by Willie, Second by Juanita. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell
Community Housing Reserve \$300,000.00

Rainville & New Court Terrace (\$100,000)

Motion to recommend \$300,000 by Steve, Second by Rhonda. Motion to amend for \$100,000. Motion to recommend. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Judi Crowell, Robert McCarroll
Housing Reserve \$17,100.00
Undesignated Reserve \$82,900.00
Total \$100,000.00

7-9 Stockbridge Rehabilitation (\$51,547)

(Chair recused, Vice Chair presided)

Motion to recommend \$51,547 by Yolanda, Second by Rosemary. Motion to accept. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Judi Crowell **Abstained:** Robert McCarroll
Historic Reserve \$51,547.00

Historic Homes Restoration Program (\$300,000)

Motion to recommend \$300,000 by Juanita, Second by Yolanda. Motion to recommend. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Judi Crowell, Robert McCarroll
Historic Reserve \$63,373.00
Undesignated Reserve \$236,627.00
Total \$300,000.00

52 Sumner Ave Glass Window Historic Resource Rehabilitation and Sprinkler Project (\$153,810)

Motion to recommend \$269,971.00 by Juanita, Second by Yolanda. Motion by Steve to amend to \$153,810.00, second by Yolanda to fund the stained glass windows and the sprinkler cost study but not installation of sprinkler system. Motion to recommend. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Judi Crowell, Robert McCarroll
Undesignated Reserve \$153,810.00

Nahorniak Park Tennis & Pickleball Courts (\$300,000)

Motion by Yolanda Second by Juanita to recommend \$300,000 for project All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll **NO:** Judi Crowell
Open Space and Recreation Reserve \$300,000.00

Nathan Bill Park Tennis & Pickleball Courts (\$300,000)

Motion by Rosemary Second by Yolanda to recommend \$300,000 for project All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll **NO:** Judi Crowell

Open Space and Recreation Reserve \$25,590.00

Undesignated Reserve \$274,410.00

Mulberry House Roof Restoration (\$200,000)

Motion by Steve Second by Willie to recommend \$275,000 for the project. Motion by Rosemary to amend to \$200,000, second by Rhonda. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll , Judi Crowell

Undesignated Reserve \$200,000.00

Parent Villages exterior rehab (\$74,500)

Motion by Yolanda Second by Willie to recommend \$74,500 for project All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell

Undesignated Reserve \$74,500.00

Housing Trust: Redevelopment of Vacant City-Owned Properties (\$300,000)

Motion by Steve Second by Willie to recommend \$300,000 for the project. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell **NO:** Rhonda

Motion by Willie and Second by Juanita to include the condition that the grant is for physical rehabilitation of the Main and Arch Street building or Eastern Avenue School. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell **NO:** Rhonda

Undesignated Reserve \$300,000.00

Old First Church Project (\$300,000)

Motion by Steve Second by Willie to recommend \$300,000 for project All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell

Undesignated Reserve \$300,000.00

Contract Change Requests:

(Chair recused, Vice Chair presided)

Springfield Preservation Trust

Motion by Juanita Second by Ronda to extend contract date for Springfield Preservation Trust from December 31, 2025 to November 30, 2026 to allow time to complete the remaining \$12,001.00 of work. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Judi Crowell **Abstained:** Robert McCarroll

Pioneer Valley Planning Commission

Motion by Juanita Second by Yolanda to extend PVPC contract by an additional \$2,500.00 to cover any remaining work before June 30, 2026. All in favor, **YES:** Stephen Bosworth, Willie Thomas, Yolanda Cancel, Juanita Martinez, Rosemary Morin, Rhonda Sherrell, Robert McCarroll, Judi Crowell

The committee completed recommendations for projects that scored 3 or above. The committee was instructed to sort the remaining projects that scored 2 and 1.

Administrator's Updates NONE

Other Matters NONE

Motion to adjourn

Next meeting—

May 19 continue voting on recommendations