



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, December 4, 2018

6:00 PM

City Hall -- Room 310

I. Call to Order

6:00 PM Meeting called to order on December 4, 2018 at City Hall -- Room 310, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee
Tuesday, December 4, 2018 at 6:00 pm
City Hall Room 310
36 Court Street, Springfield

Present: Lamar Cook, Gloria DeFillipo, Juanita Martinez, Robert McCarroll, Angela Robles
Terry Rodriguez

Absent: Terry Mitchell, Steve Shultis, Ralph Slate

Mr. McCarroll began the meeting at 6:05 pm and introduced City Solicitor Ed Pikula. Mr. Pikula wanted to meet with the committee so that he could get to know the members as well as introduce himself. He also wanted to hear from the committee our understanding of these two revolving fund type proposals. Mr. Pikula stated that he has done a significant amount of research and feels that they are not eligible as projects because they are more of an opportunity for money. Mr. Pikula stated that he just doesn't know enough about it but he wants to hear from the committee their understanding of how it works. His goal is to try to make it work by putting together a contract that will have all the controls that we need both from a financial standpoint, an ethical standpoint, and the standpoint of procurement. In giving out money it is important that we have everything all kosher. In regards to the revolving funds Mr. Pikula has looked at several examples of affordable housing but to date has not found any that involve a revolving fund where there are some of the other potential uses such as open space or recreation and historical preservation. All the revolving funds that he has looked at have strings attached that it appears that the money comes back as opposed to staying out there and somebody gets to use it. Mr. Pikula stated that he feels the need to have a list of projects so that we will be able to know where the projects are going. He then asked for input from the committee.

Mr. McCarroll addressed the McKnight Community Development Fund which is aimed at income eligible homeowners of historical property. The initial proposal was for \$250,000 to run

a program anywhere in the city. The CPC felt it necessary to cut that back substantially because they had never done this before. The committee restricted it geographically and they said it would be a loan for the homeowners to do exterior work on their house and it would be in the form of a loan that would come back to the Revolving Fund when the house is sold.

Mr. Pikula then posed the question when the money comes back where would you envision the money coming back to? Mr. McCarroll felt that it would come back to their local Revolving Fund that they would control and later be loaned out again under the same criteria that is income eligible homeowner, exterior work in a Historic District. Mr. McCarroll felt that City Council would not want to be in the position that says we are giving this person \$5,000 to fix their porch.

Mr. Pikula said that he anticipates having a contract for all thirteen. What other background checks that we should be doing before handing them money. Ms. DeFillipo stated that there were some concerns before the approval from this committee to give money to McKnight. There was a lengthy discussion about it. So could we potentially say that we have provisionally given you a sum of money but before the money is spent you must provide through the CPC a list of where the money is going. In other words the money will be given out as the projects are approved. Mr. McCarroll stated that we voted and the City Council agreed to fund \$100,000 to the office of housing for first time home buyer assistance. Our money is going to help the people who are eighty to one hundred percent of metropolitan income. The program is currently in affect but we will be able to help them reach a higher income group then they have been able to reach before. We have also asked Housing to send us a list at some point of what the address is of anyone who has had assistance in buying a home. Mr. McCarroll stated that he believes that they receive assistance and that twenty percent is forgiven every year up to five years. After five years it is a grant if they move out in three years they have to pay back up to forty percent of the twenty five hundred.

Mr. Pikula asked if something is sent to Committee and it needs more work how does it come back here if at all or does it go to the City Council? Mr. McCarroll stated that he believes that the City Council has some ability to alter it as long as they don't ultimately change the proposal that went forth. They can't say they don't want this group running it we want that group running it because that is a different proposal. Mr. Pikula then stated that he will call Somerville or Cambridge and ask them what they do and does the City Council remand the case. DOR has serious concerns as to giving them money and having it generate income and then where that income goes. Mr. Pikula is going to call Somerville's solicitor because they have a city form of government and a city council as opposed to small towns and see how they handle the city council coming back to the CPC. Mr. Pikula then asked if they could talk about the Springfield Preservation Trust and that money that they received from the state and how that has been working and how this would interact with that.

Mr. McCarroll once again disclaimed that he is one of the unpaid trustees of the Springfield Historic Preservation Trust Fund, that he had abstained from any discussion, and had recused himself from the final vote. He therefore looked to other CPC members to explain any of your theories. The fund was established by a memorandum of agreement with the Gaming

Commission, Mass Historical Commission, and MGM development as part of the state required consultation with the Mass Historical Commission. The fund can help only properties that are on the State Register of Historic Places within a half mile radius of the MGM campus. The fund is administered by six trustees. To date the trustees have allocated about \$640,000. They have \$400,000 set aside for the developer who is fixing up the vacant row houses at the corner of Maple and Central Streets and the big apartment building across the street on the corner of Cemetery Avenue. They are helping DevelopSpringfield with the Trinity Block on Bridge Street in fixing its facade which is costing far more than they had planned. They are also fixing 77 Maple Street which is by the corner of Union Street and they are also helping the new owner of the tax foreclosed and sold house on Byer Street and they did help with a little window repair work and pointing which is now Naismith's Pub and Pretzel. DevelopSpringfield is the holder of that money. Mr. Pikula then asked if the money that was recommended here are the same trustees. Mr. McCarroll stated it would be the same trustees but it would be anywhere in the city. The trustees would be the ones to make the awards. Mr. Ben Murphy is their delegate from Develop Springfield to the fund and he is their trustee and he does the books. They also have an auditor.

Mr. Pikula stated that he feels better informed and that he will get in touch with Somerville's solicitor and talk about what do we do with a recommendation that we have made that the solicitor feels that we need some tweaking. Mr. Pikula concluded his concerns and feels that he has a better idea of how things are progressing with the committee and will make some phone calls to people who can assist him in his search for more information that will assist him as well as the committee.

At this time Mr. McCarroll introduced our new park representative Ms. Terry Rodriguez.

Mr. McCarroll asked those present if everyone received the minutes of the October 15 and November 5 meetings. Mr. Cook brought it to our attention that the October 5 should be corrected to read November 5. Motion to accept change was unanimous.

Mr. McCarroll shared that eleven of the thirteen projects were approved by the City Council with no questions. They were very pleased with our work. They are scheduling a sub-committee meeting for next Monday, December 10 at 6:00 pm at the City Council office. He feels they are looking to see if Mr. Pikula has any suggestions that would make Law more comfortable with the remaining two proposals. Mr. McCarroll will e-mail Adam Gomez whose committee this is to ask if he wants representatives from those two groups. There is a second issue that relates to the McKnight CDC as there are a couple of councilors that are not comfortable with that organization operating it. He felt that the CPC sent its recommendations and if City Council chooses not to fund a project we are not going to argue the point because that is their privilege.

Some of the other projects like Riverwalk signage and the Conservation signage we want to see the design. This does not have to be a gathering of the committee but he is looking if there are members interested in working to review design and texts. Ms. DeFillipo and Ms. Martinez were

interested. Mr. McCarroll stated that if there are other funded projects that require more oversight then we will establish that committee.

Mr. McCarroll is in touch with Lindsey Hackett regarding the hiring of a consultant to assist us in overseeing projects that we will be working on. At this time he is waiting for a response from her regarding this matter.

Mr. McCarroll stated that at our last meeting which was a public hearing we did not have a big turnout. The Indian Orchard Council was represented by Zaida Govan who spoke regarding the Myrtle Street Playground and sent a subsequent letter. We also received three letters from Pine Point residents suggesting that the building that was the first Friendly's in the country ought to be preserved as a historic building. It is now Royal Pizza. Mr. McCarroll will contact them and thank them just so they know that we don't do projects. However, we do fund projects.

Mr. McCarroll stated that our next major project is to start the 2019 Community Preservation Plan. Mr. McCarroll has started to tweak it as the body of our plan. What he wants to do is form three committees that we had last year. It was Ms. Martinez, the Park Representative, and Ms. Mitchell for Open Space. It was Ms. Robles, Mr. Cook and Mr. Slate for Housing. It will be Mr. McCarroll, Ms. DeFillipo and Mr. Shultis for Historic. He asked those mentioned to go over this plan to make any changes for 2019. Mr. Cook asked if the deadlines were hard and Mr. McCarroll responded that they are proposed to be a month earlier than last year. If we tweak this plan sooner, we can issue the call to have proposals to come in by the end of February. Mr. McCarroll stated that if we can bump up the call for proposals we could meet with people in May rather than in the summer.

Mr. McCarroll stated that at the public hearing Mr. Fenton suggested that we may want to sit down with the projects that did not get recommended this year but that did have merit so that they can improve their application for the coming year. Mr. McCarroll's thought was that if you think they have merit perhaps we could have a committee that does it as opposed to us telling them to come to a full meeting. Mr. Cook stated that we discussed all applications in an open setting so they were there and they heard all of our thoughts and concerns for each application so why should we sit down separately now. After discussion on this matter those present agreed with Mr. Cook's statement.

Mr. McCarroll stated that at the public hearing it was also suggested that we have a training session with potential applicants so that they would better understand what CPA could fund and what wasn't fundable. Ms. Rodriguez stated that they don't do that in the city. Again, after discussion it was rejected.

Mr. McCarroll then asked the committee what we want for our construction signage. We do want signs on the construction sites stating: Brought to you by the Community Preservation Act. Perhaps you could look at the Coalition Web Site as they probably have examples of CPA signs. Perhaps the next time we meet we will have some ideas as to what we want to do.

Next Meeting: Ms. DeFillipo will send out a Doodle Poll for the January meeting.