Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, June 4, 2019 | **6:00 PM** | **See Agenda**

I. Call to Order

6:00 PM Meeting called to order on June 4, 2019 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived

II. Public Portion

III. Minutes

Springfield Community Preservation Committee
June 4, 2019 at 6:00 pm
John Shea Facility, Forest Park
Sumner Avenue, Springfield

Present: Lamar Cook, Gloria DeFillipo, David Finn, Juanita Martinez, Robert McCarroll Angela Robles, Terry Rodriguez, Ralph Slate
Absent: Terry Mitchell

Mr. McCarroll began the meeting at 6:00 pm by stating that this is the second year of CPA in Springfield. We are on schedule to raise approximately $1.3 million like last year by the local tax levy. This year for the first time the Commonwealth has contributed $255,000 based on what was raised last year. The good news is that there is about $1.5 million to recommend to the City Council. The bad news is that there are 25 finalists requesting approximately $4.5 million.

Nine presenters will have five minutes each, followed by questions from the CPC; more presenters will meet with the CPC on June 13. The CPC will deliberate over the summer and have recommendations in September. Approved projects will have contracts drawn by the Law Department.

Science Museum Roof: Kay Simpson said the building opened in 1899 and has been an incredible resource to the community as well as a center for science education. We hope that with this project we will be able to preserve this building. Evan Plotkin, trustee, stated that the roof is at the end of its useful life. It is imperative to have a good roof to protect what is inside of the building. Mr. Houghton stated that they looked at the ten roof levels. Only one could be saved which we call roof number one. We could probably repair that but we had to consider that there will be solar panels on that roof and it doesn't make sense to put solar panels on an old roof. Mr. Slate stated that there were several different options for the metal roof and one of them was to replace the membrane roof which was tinted rather than a metal option. Mr. Houghton stated that the roof could either be replaced with new, matching copper roof or overlaid with PVC membrane with decorative bars. Copper will historically match the existing roof and will last decades longer. Mr. Slate asked if the project will cost approximately $515,000 is that including the lead. Mr. Houghton responded yes. Mr. McCarroll asked if they had applied to a

foundation and when they will hear. They responded that they will apply in July and should hear in November or December. Mr. McCarroll asked what will happen if we recommend this project to City Council and the foundation doesn't give any money? Their response was that they are reasonably confident that they will receive funds from the foundation or they would take money from their endowment which they don't want to do. Mr. McCarroll stated that when we give money to a Historical Project we would want an Exterior Preservation Restriction. Would the museum be willing to provide an Exterior Preservation Restriction on this building? The response was that they would. Mr. Slate asked if they intend to replace everything in kind essentially. Mr. Houghton responded that the detail would be very similar and from the ground you wouldn't be able to see the difference.

Old First Church Study: Laura Walsh stated that this is a $170,000 study and they are requesting $120,000 for a building analysis to improve accessibility and functionality. Their goal is to provide access and bathrooms for people with disabilities. Pat. Sullivan added that the trust money that they are receiving can only be spent on the church. He stated that we are getting word from Washington to get our projects ready because they are starting to work on a stimulus package. Mr. McCarroll stated that because they are looking for a study of the whole complex we would need an Exterior Preservation Restriction that covers the whole complex. Mr. Sullivan responded that he agreed with that. Mr. McCarroll asked if they could check their records for the existing restriction. Mr. Sullivan said he would do his best to find the document and that this is one of his priority projects.

Court Square Walkway Restoration: Laura Walsh stated that park is officially recorded as open space since 1885. They are hoping to renovate about 500 linear feet of walkway to improve accessibility and enhancement of the park. The funding would help to get the engineering documents, materials and installation costs. Mr. McCarroll asked about the physical scope of the boundaries of the work in historic Court Square, not what used to be Elm Street or Court Square Avenue or what we call Court Square Extension. The photograph shows things that are on Court Square Extension it would be helpful to know specifically what the boundary of the sidewalk is. Mr. Sullivan responded by saying that they are going to address the worst areas. Mr. McCarroll stated that this is not on the map. Mr. Sullivan stated that they could submit a new map with shaded areas. Mr. Slate stated that gets into different areas. Is this considered to be owned by the park or is some of this part of the city. Mr. Sullivan responded by saying park and city. Mr. Slate stated that when they discussed if this project was permissible we spoke about sidewalks and we aren't sure that sidewalks are permissible but then we thought well it's a park. Pathways in a park are permissible but if the pathways aren't in park land but are in city land it just makes them sidewalks. I'm not sure that this allowable. Mr. Sullivan responded by stating that we need to give him that direction. Mr. McCarroll thought that brick sidewalks on Main Street are the public way. If there is a brick sidewalk along Court Street that also is a public way that's not something we would venture into. The sidewalks that are on Court Street that abutted are not park land. Mr. McCarroll stated that anything we do under Historic has to meet the Secretary of the Interior Standards. We are not the ones necessarily appropriate and frankly the Springfield Historical Commission is inadequately staffed to determine that themselves so we want to know who approves. Mr. Sullivan stated that he will find that out.

Forest Park Trolley Barn: Laura Walsh explained that structure is located at the entrance of Forest Park on Sumner Avenue. It was built in 1885 as a place where the trolleys brought residents from to the park as a trolley stop and then transported the residents to downtown. The building shows the character of Forest Park as you come in and it is highly visible on Sumner Avenue. The Trolley Barn needs structural improvements, such as replacing missing tongue and

groove wooden floorboards, replacement of cedar shingles and needs a little bit of restoration. One thing that is exciting is that we have a collaborative project between Putnam Technical High School and Westover Job Corps this is a project that they can learn some hand-on skills which will help get it back to a beautiful building. With the help of funding we can hire an architect to prepare the plans so we can work with Putnam and the Job Corps so we can stay within our budget. Mr. McCarroll asked what will be its function once it's fixed. Mr. Sullivan stated that it is a historic structure in the park and we feel it is important to maintain it. The Springfield Garden Club had their plant sale there and they want to come back in the spring to use it for their plant sale. We feel that the Tennis Club would like to use it for their parties and so forth. Ms. Walsh also stated that many people have used it for wedding pictures and graduation pictures. Mr. Sullivan stated that in the past he has fought to keep this and other buildings in the park rather than tear them down. He feels that it is important to preserve this structure. Mr. Cook asked why there is a need for security cameras. Mr. Sullivan responded by stating that there are homeless that use it and that kids use it for skate boarding. We feel that if there is a camera there it would keep that element out of there. Mr. Sullivan said they would prepare a priority list with budget for the CPC. Mr. McCarroll asked for this information by June 30 because in early July we will start deliberating.

Forest Park Library Restoration: Molly Fogarty said the Forest Park Library was built in 1909 and in 1924 an addition was added and used as the children's room. In 2005 the city looked into all the things that had to be done and realized that there were many things that needed improvement especially the restoration of the ceiling and the lights. An accessibility study was done and the basement was renovated and a new entrance was put in on Oakland Street. In 2013 we renovated the children's room. The Library Foundation is very interested in this restoration project. The back of the library is beautiful but the front of the library is dark due to poor lighting. There is a hideous dropped ceiling and track lighting. When you take off the panels you can see a beautiful ceiling and there was a sky light that was covered over when the roof was repaired. We would like to restore the skylight and we would like a new ceiling. It is a very busy library and last year we had over 70,000 people that used the library and 7,000 people that attended special programs. We would like to restore the history and have a lot of demographics that new Americans can also be a part of the history of the library. Mr. McCarroll stated that he did go to the library and assumed that it is in the area within the large wood columns over the check-out desk. Ms. Fogarty answered that this was the restoration part and we would like to have a more attractive ceiling and install period lighting for the front of the library. Mr. McCarroll asked if he could get a schematic outline so that we can get a clearer outline. She agreed. Mr. Slate stated that there is a note that the library wanted to replace the windows in the building. His concern that currently the library is not on the Historic Register how does that fit in? Ms. Fogarty stated that at this time no money has been allocated to restore the windows.

Drama Studio Rehabilitation of Historic Church: Steve Hayes, founder of the Drama Studio, said this was a unique project to create an acting conservatory program for young people. Space was leased in St. Barnabas Church, but ultimately the church folded and the Drama Studio raised $325.000 to purchase the building. In addition to the kids who take classes at the Conservatory Program, there is a touring program that visits every elementary school in the city. We also are developing home educational programs to use our theater techniques to help teach the curriculum. We find that teaching these techniques is very useful in engaging children in writing. So we are now called Theater Readers and we would like to expand it. We can't expand it without making the building serviceable for the children. What we are trying to do now is make the building safer and more accessible. We need to install a sprinkler system, fire corridors and an elevator so that the whole program is accessible. Our project is about $600,000.

We have started fund raising for it and we would like help from CPC. Unlike the others, we have no other resources and your investment in this would be very helpful. Ms. Martinez asked that he was asking for $50,000. Mr. Hayes stated that he wants to put it toward the sprinkler system. Mr. Slate stated that this money is going towards Historic Preservation. Are you willing to give an exterior preservation restriction? Mr. Hayes responded yes. Mr. Finn asked if about 250 students partake in your programs annually. Mr. Hayes responded yes those are the ones that partake in our conservatory program and the outreach activity which is another 3,000. children.

Parsons Apartment Building: Roger Roberge explained that the Parsons Apartment Building is a five story brick building at 169 Maple Street. This parcel was bought a few years ago with the intent of a full scale restoration of this property. We are here asking for support as there are still existing gaps for the completion of the restoration of this property. Shannon Walsh, who has been working with this project, stated that they have acquired Federal and State tax credits. Mr. McCarroll made the disclaimer that he and Mr. Slate are trustees of the Springfield Historic Preservation Trust Fund which is the MGM mitigation money that is spent on historic properties within a half a mile from the casino campus and had committed money for that. Mr. McCarroll continued by stating that by looking at their budget it appeared that you are looking at the CPA money to make up a loss in state historic tax credits, is that correct? Mr. Roberge stated that that they did not receive the amounts that they had expected on the state tax credits. Ms. Walsh interjected that the National Park Service gives twenty percent eligible for the rehabilitation expenses but we found out that the state gives up to 20 percent and when you get close to $100,000 within your budget they say that you are all set. They do not fund the full amount in the state tax credit projects. Mr. Slate asked how long the building has been out of use. Mr. Roberge stated that it had been approximately five years and added that it is a full scale renovation. Mr. Slate then asked if the money is primarily for the decking and windows and railings. Mr. Roberge answered by saying that the railings that are there will be left in place. However, we will raise them up to the appropriate height.

French Row Houses: Roger Roberge stated that the row houses are at 174-184 Maple Street. When the City took the two at 174-176 we were awarded the properties and subsequently purchased the rest of the properties. There are six individually deeded structures, each five stories in height. Our goal is to have three market rate housing units each of one thousand to two thousand square feet. The historic architectural features need to be restored. There is a substantial amount of masonry work to be done. These units have been plagued over the years with deferred maintenance, car crashes and a tornado. Units 174-176 received CBG funds for exterior preservation and stabilization. Some of it has been used for the front porch. This is a primary gateway into the city. The proposal is to continue the restoration of the row houses 178, 180, 182 and 184. Mr. McCarroll said that the Trustees had also committed funding for these properties. Mr. Slate asked if any are now occupied. Mr. Roberge stated that 184 is occupied. Mr. McCarroll asked when will this project begin. Ms. Walsh stated that the National Park Service is the last source that we are waiting on for the row houses. They review much quicker than the state it usually is within thirty days and you know when they are reviewing because they charge you. Mr. Roberge stated that they found a bank willing to offer construction financing they are going to leverage the sources and lend to them until they are awarded. This will allow us to begin construction as money is awarded.

Work Hub at 77 Maple Street: Chris Russell, who works with Develop Springfield, requested we recommend funding. One is it fills a gap, we have secured primary funding from EDA just over one million dollars and the City also granted money for this project as well as Historic Tax

Credits have been awarded and more are pending. This project went out to bid last November and the bid results came in much higher than estimated. We then decided to take money from our operational budget to re-engage Mr. Jablonski alongside Mr. Dan Dodge and Mr. Plotkin to engage in some value engineering of the interior renovation. There will be no exterior renovation. Valley Engineering will do AC systems, electrical communications primarily as well as office layouts. This will be part of the work hub which will be individual office space rentals on Maple Street that we hope will introduce new business to the Springfield market. We are confident that we will be able to go out to bid by the end of August and have the award date in September and work beginning in October. Mr. McCarroll asked does this represent the higher bid costs that are here. The answer was no that it has been adjusted by our construction estimator. Mr. McCarroll asked if this was the most up to date budget price. Mr. Russell verified that it was the original price. Exterior is not changing. Mr. Finn asked once complete what types of businesses will you market to? Co-work space usually is professionals, folks that work remotely and also a lot of small start-up businesses. Mr. McCarroll stated that originally this building was a school. The woman who bought it spent a fortune to try to have it not look like a school building. The porches that you see there may very well have been when she bought the building which was around the time of the civil war. The original building didn't have a porch.

Mr. Slate moved to approve minutes of May 16; Ms DeFillipo seconded. A unanimous vote was taken.

Staff Consultant Update: Ben Murphy has accepted a full time job with the City of Holyoke. Mr. McCarroll spoke with Lauren in the Procurement Office and she suggested that rather than going out for RFP again there is another option if we could find some credible people that would be interested we could send them a proposal and solicit a response. If one of them responds then you are accepted and you are good to go. It is not for a permanent consultant, it is for a one year contract. My thought is I will follow-up with the woman who initially contacted me from Holyoke. She is the part-time CPA person from Holyoke. I don't know why she didn't respond to our RFB's . I could send her a proposal. A woman from Preservation Mass. who works with CPA in the state level expressed interest. If she said to me send the proposal to me it counts as someone. So if anyone knows a third person that may be interested please let me know. Mr. McCarroll stated that he may notify the Coalition to ask who in the region has a part-time CPA Administrator.

2018 Funding Recommendation Update: Nine contracts are now signed.

Construction Signs Update: The Budget Office was going to do a purchase order and when we get the signs the Budget Office will pay the Purchase Order.

FY20 Budget Update: We will meet with the City Council on Monday, June 17 at 7:00 pm

The next meeting will be June 13 at 6:00 pm at the John Shea Facility in Forest Park