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

Kevin Chaffee

Tuesday, August 6, 2019	6:00 PM	See Agenda

I. Call to Order

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

Attendee Name	Title	Status	Arrived

II. Public Portion

1. Minutes

Springfield Community Preservation Committee
August 6, 2019 at 6:00 pm
City Hall Room 23
36 Court Street, Springfield

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

Mr. McCarroll began the meeting at 6:07 pm. Mr. Cook moved to approve the minutes of July 9 ; Ms. Martinez seconded. A unanimous vote was taken.

Public Speak Out: David Gaby from the McKnight neighborhood stated that the two grants that were not acted on by the City Council apparently required more information than what was available. They didn't know what to do so they just tabled them assuming something would happen. We would like to get these activated, especially the McKnight homes because there are folks that have houses that need some restoration. He stated that this includes the Naismith house and many other houses. He has done a windshield survey last week and found considerable issues. He expressed interest and that apparently the Council is meeting either the third or the sixth of September. The last thing he remembers is we should talk about how we could do a revolving account and that was in January. He would like to suggest that we might have a conversation with them so that we can have a plan ready for the Council in September. Mr. McCarroll stated that he didn't have a recollection but if that is the case we have people who want to talk about it that would be okay. Mr. Gaby stated that if he had been there he could have answered the questions. Apparently he missed a meeting but he don't know. Mr. Gaby stated that it was a meeting of the City Council about the Community Preservation Program. The Councilor that he spoke to thought it had been generally noticed but he was not aware of it. The only meeting he was invited to was the meeting of the sub-committee. They had a presentation of Attorney Pikula about how restoration is not restoration. He thought that this was the issue but apparently the real issue was that they had another meeting and a lot of issues had not been resolved. He told the Councilor that he would be happy to even travel to Providence if he had known what the questions are. Ms. DeFillipo stated that it is not her recollection that there were questions that were not answered. The questions that were not answered were how to give the money to an entity that was a private entity. Ms. DeFillipo also stated that she did not recall of another meeting. I can't be 100 percent sure but I am pretty sure that I have a committee meeting with the City Council and weren't you there David? Mr. Gaby responded that he was at a meeting where Mark was at the meeting. Mr. Slate stated that is the meeting with Councilor Letterman, Whitfield and Adam Gomez. Mr. Slate explained to Mr. Gaby that Attorney Pikula raised issues as to the legality as to the revolving loan fund and he said that only the city can hold the revolving loan fund and the second issue that he raised was involving if monies could even be granted to private organizations which again made no sense to me. Mr. Slate stated that he spoke to Stewart Saginor of the Coalition and he didn't think it made sense either. There was some concern from City Councillors about giving money to a private organization who would give it out again. Mr. Slate stated that to be honest he felt that there was some concern about Mr. Gaby's organization. At this time Ms. Defillipo interjected by stating to Mr. Gaby that as far as she knew he was never excluded from any meeting. Mr. Slate added that this may be a discussion between the City Council and the groups that apply to the fund rather than us. Mr. Gaby stated that the reason why he attended this meeting was to share his concerns and that we are all on the same page.

Mr. Schroll and Ms. Appleberry, who live with her mother at 62 Westminster Street spoke. This property was purchased by her mother about five years ago. The property had no pipes and had a bad roof and bad chimneys it was in bad shape. They were not knowledgeable as to what it took to restore a historical property but they didn't throw their hands up and run because it's a property that they love. Their goal for this home is to bring it back to its glory. They are currently looking for a hand but not a handout. They would like to have a hand in keeping it historic. Ms. Appleberry stated that she came from the Boston area to reside here in Springfield. Upon seeing the home that she now resides in she immediately knew that she wanted it. They have had three chimneys rebuilt and we feel it is a labor of love. The porches have become an issue because the Reverse Mortgage Company does not recognize the porches as Historic. The cost of fixing these porches will cost about $62,000. We also want to paint our home but the porches need to be repaired before we decide to paint. Currently we are at a standstill.

<u>Administrative Consultant:</u> Mr. Slate, Ms. DeFillipo, Mr. Cook and Mr. Finn who were the sub-committee gave an update on the hiring of Karen Lee as administrative consultant. Ms. DeFillipo stated they interviewed three people; the fourth couldn't make it on that date because she was away. One was very nice, loved Springfield and historic, but didn't know anything about CPA. The other two had a better knowledge and one person worked in Holyoke but during the interview there were some red flags that came up which made us a little bit uneasy. We let everybody know that we were going to hire someone and that we didn't know the process and being the city it would probably take a while and they seemed to understand that. She notified everybody as soon as our decision was made. Mr. McCarroll stated that he was waiting on Lauren from the Procurement Office who needs to double check with Lindsay because we are sort of housed in the Budget Office.

Secondly, Lauren the contract which she had drafted for Mr. Murphy that he reworked and noticed that there was a section on carrying Liability Insurance. Mr. McCarroll asked Lauren if they have to carry Liability Insurance since this was not mentioned in the RFP. She is waiting for Lindsay to say that it is okay. Mr. McCarroll stated that we are still in the process of getting Ms. Lee on board once Lindsay signs off. He will e-mail Karen Lee the amended contract and she will have to sign a W2. Mr. McCarroll stated that it is still in the works but it hasn't happened yet. Ms. DeFillipo asked if she could send Ms. Lee an e-mail, stating things are in the works and we are looking forward to the City moving on it. Mr. McCarroll agreed that she could.

<u>Computer Update:</u> Ms. DeFillipo stated that she sent a link to Mr. Cook for Costco and asked if there was anything there. Mr. Cook asked if we are allowed to purchase through Costco. Mr. McCarroll stated that he e-mailed Lauren about the issue and she said she would get back to us.

<u>Authorize Coalition Dues Payment:</u> Mr. McCarroll asked for authorization of our annual dues to the Community Preservation Coalition for $4,350. Mr. Slate so moved; Ms. Martinez seconded. A unanimous vote was taken.

<u>FY18 Funding Approvals Update:</u> The engineering design for the McKnight Rail Trail contract fell through the cracks but has been found. The other contract that has yet to be signed is conservation signage where the conservation staff is uncomfortable having his Chair sign, given that we said we want some oversight on the text. Mr. McCarroll stated that perhaps they can meet and hopefully resolve this matter so it can move forward.

<u>FY19 Year-End Funds Update:</u> Mr. McCarroll reported that there is $1,673517 in FY19. There is also $157,899 in FY18, including $25,000 for the McKnight CPC Revolving Fund and $100,000 Trustees for the Historic Preservation Fund. If we decide that we are going to hold off on them for the time being, we will subtract that from the million eight that we have to allocate.

<u>FY19 Budget Recommendations Deliberations:</u> Mr. McCarroll asked if everyone got the projects listed as they got ranked at the last meeting. We will start from the top down. One is a motion to fund and if that is successfully voted a motion of how much to fund which might be debated and amended. A motion on either why we didn't fund it with an explanation and what restrictions we are going to be putting on. Each item will have three votes.

<u>Drama Studio Accessibility and Safety:</u> Mr. McCarroll stated that the historic Saint Barnabas Church it is now owned by the Drama Studio which is a teaching school having a major fundraiser. They have asked for $50,000 which they would preferably put into the fire safety system. Ms. DeFillipo moved to accept the Drama Studio Accessibility and Safety as one of our projects; Mr. Cook seconded. Mr. Slate felt this was a really good project and they aren't asking for much from the budget. They are a known and trusted organization and the property is historic. They would need a Preservation Restriction. They also have high community support which is evident by the letters that were submitted. The vote was unanimous. Ms. Martinez moved to recommend $50,000 from the FY19 Historic Reserve; Ms. DeFillipo seconded. It was unanimously passed.

<u>Westminster Playground:</u> Mr. McCarroll reported that the McKnight neighborhood wants to build a playground on a vacant city owned lot. Ms. DeFillipo moved to recommend approval; Mr. Cook seconded. Ms. DeFillipo stated that this was a fantastic project and she was highly impressed with them. Mr. Slate stated there is a sense of urgency because they have the participation of the Pride Gas Station which they may not have in the future and they also seem to have a high degree of community support. The vote was unanimous. Mr. Cook moved to recommend $230, 844; Mr. Slate seconded. Ms. Defillipo moved that $144,300 come from the FY 19 Recreation Reserve and $86,544 from the FY19 Unreserved budget; Mr. Slate seconded. The vote was unanimous.

<u>Dog Park Study:</u> Mr. Slate moved to approve the Dog Park Feasibility Study. Ms. Martinez stated that she couldn't support this study. She felt that a dog park is not something we should spend money on. Mr. Slate stated that he liked the project. This is the only dog park study that we have. Ms. DeFillipo stated that she felt that this is the sign of the times now that cities and towns have dog parks and if we are trying to attract people to the city and increase business as well as doing apartments that this is the type of project. Mr. Cook felt that this is the sign of the times and we don't have anything like this in the city and it would attract newer and younger families to the city with the dog park. Members Cook, DeFillipo, McCarroll, and Slate voted in favor of funding; Ms. Martinez voted against. Mr. Cook moved to recommend $50,000; Ms. DeFillipo seconded. Mr. McCarroll asked Mr. Cook if he agrees this is coming out of the FY19 Unreserved Budget and Mr. Cook agreed. Members Cook, DeFillipo, McCarroll, and Slate voted in favor; Ms. Martinez voted against. *<u>Restrictions:</u>* The study report should acknowledge CPA assistance. Any funds that are not used should be returned to CPA. The study should be completed by November 2020. Members Cook, DeFillipo, McCarroll, and Slate voted in favor; Ms. Martinez voted against.

<u>Venture Pond:</u> Mr. McCarroll said that Venture Pond is a small pond in Sixteen Acres. Mr. Slate moved to approve Venture Pond funding; Mr. Cook seconded. Mr. Slate felt this was a grass roots project and that Venture Pond could be a gem by activating a recreational area in our city. The amount that they are asking for isn't very high. Ms. DeFillipo stated her concern is the influx of people who will be going in and out and along with parking. Ms. DeFillipo stated that this is a worthy project. A unanimous vote was taken. Ms. Martinez moved for $107.000 from the Unreserved Fund; Ms. DeFillipo seconded. A unanimous vote was taken in favor. *<u>Restrictions:</u>* Temporary sign recognizing CPA funding, permanent sign or plaque, CPC will be notified when contingency funds are accessed, any funds not used must be returned to us, work must be completed by November 2020. A motion to accept contingencies was made. A unanimous vote was taken.

<u>Colony Hills Triangle Restoration:</u> Mr. Slate moved to approve Colony Hills Triangle Restoration; Ms. DeFillipo seconded. Mr. Slate stated that this project would be good for the neighborhood although it may not be beneficial to the entire city. Colony Hills neighborhood took the steps several years ago to have a Historic District created within their neighborhood. He thought that this showed a commitment and the dedication and that this is a medium level of

support. This is a lower amount of money that they asked for last year. Mr. Cook stated that they came back this year and that shows their interest in the project. A unanimous vote was taken. Mr. Slate moved to recommend $48, 658 from the FY19 Unreserved Fund; Mr. Cook seconded. A unanimous vote was taken. *Restrictions:* Planting materials will come from the Olmsted Planting List and follow, historic photos, temporary sign noting CPA funding, permanent smaller sign or plaque, CPA will be notified of contingency funds that are accessed and any funds that are not used should be returned to CPC and work will be completed by November 2020. A motion was taken regarding this and a unanimous vote was taken.

Atwater Park: Ms. Defillipo moved to accept this proposal; Ms. Martinez seconded. Ms. DeFillipo stated that she had concerns on $75,000 for the fountain. Mr. Slate stated that was for a new fountain. Four were in favor and one was against funding. Mr. Slate made a motion of $125,091 and that CPA will not fund any more than $25,000 y for the fountain. Mr. McCarroll stated that this money would come from FY19 Unreserved Account. Four were in favor and one was not. *Restrictions:* Fountain budget will not exceed $25,000, Final Design will be reviewed by CPC, Temporary Sign, Permanent Sign, we will be notified when the contingency funds are accessed, any funds not used will be returned to us and the project will be completed by November 2020. A vote was taken four were in favor and one was not.

Barrows Playground: Mr. Slate moved to fund Barrows Playground. Ms. DeFillipo seconded. Ms. Martinez stated that she is putting this with all the other playgrounds that are coming from the park department. She felt that they are already making plans to re-do all the playgrounds in Springfield. She felt that it is their budget and that they would be doing this with or without us. Mr. McCarroll stated that he walked around the playground and there was a lot of relatively new equipment already. What there isn't is there are a few benches, no picnic tables and they have old trash cans. If we vote to fund it he suggested we will fund that. Mr. McCarroll stated that he felt it was a valid use of CPA money to take things that at some point will get done. After much discussion Mr. McCarroll stated that a vote must be taken to whether we want to fund Barrows Playground. Members Cook, DeFillipo, Martinez, and McCarroll were in favor and Member Slate was against. After much discussion on parks in Springfield, Ms. Martinez moved to table parks at the current time and come back to it at a later time. There was unanimous vote.

Mason Square Apartments: The old Indian Motor Cycle Building on State Street and Fire Station. Ms. Martinez moved to accept the project. Mr. Slate stated that he needed convincing on it. He knew that we don't have many housing projects and that we didn't do much last year either. This is apparently a thirty-one million dollar project. He questioned why they need $250,000 or is it a rounding error on their budget. Mr. Cook agreed. He also stated that he felt that money would be better served to save for next year to fund a better project. Mr. Cook further stated that he would rather see this money go to something like First Time Home Buyers or something similar to that. Mr. Slate added it is affordable housing. Mr. McCarroll added that this particular part of the project which is the fire station and the un-renovated State Street section and that this is clearly affordable housing. Mr. Cook stated that the amount of money he is requesting verses the total cost of the project doesn't make sense. Mr. Slate added do we want to support this type of project. After much discussion Mr. McCarroll asked the Committee if they wanted to vote on this or do we want to table everything. Mr. McCarroll asked all in favor of recommending funding for this project. Mr. Slate made the motion that we fund it at $175,400. After considerable discussion, Mr. McCarroll suggested that we should table this until September and asked Ralph to set aside $250,00 and he will speak to Stuart regarding required reserves.

The Work Hub: Mr. McCarroll stated that this is a vacant building owned by DevelopSpringfield. Ms. Martinez moved that to recommend; Mr. Cook seconded. Mr. Slate stated that this project had a high level of support from the community. Ms. Martinez stated that it is a significant building. Mr. McCarroll stated the city has only about 50 buildings that pre-date 1850. This building was built in the 1830's as a girls' school. Mr. Slate stated that his only hesitation is what is the status of DevelopSpringfield. Mr. Slate commented that what would make him feel comfortable would be knowing that the $125,000 is going to be the final piece of the puzzle. Ms. Martinez suggested tabling this project; Mr. Cook agreed with her. Mr. McCarroll said will contact Mr. Russell to get a breakdown of what still remains to be done. He will also ask for a status report on the Gunn Block. Mr. McCarroll asked all in favor of tabling this and a unanimous vote was taken.

Forest Park Trolley Pavilion: Mr. McCarroll stated that this is the shingle style building at the entrance of Forest Park. Mr. Slate moved to recommend funding; Ms. Martinez seconded. Mr. Slate stated that this building could disappear due to vandalism or arson. Currently it is boarded up. This is a 120 year old structure made of wood and it is out in the open. Mr. Slate added that this project has more urgency to it because it is deteriorating and it could disappear. Mr. Cook stated that they will have local students working on it. Ms. DeFillipo stated that there is no discernable use for it. That's $240,000 for people to jump on it and run around and that's it. Mr. Slate added that this was originally a Trolley Stop you could ise it as a gazebo. Ms. Martinez stated if there were seats in it but they don't want them. Ms. Martinez also stated that this project is under Recreation and Historic. Mr. McCarroll added that it is a deteriorated historic resource. The Park doesn't have some sort of creative program to put in there. A lengthy discussion followed regarding this project. Members Cook, Martinez, McCarroll, and Slate voted in favor; member DeFillipo voted against. Mr. Cook moved to recommend $240,000 with restrictions; Mr. Slate seconded. Mr. McCarroll suggested a requirement that Parks make a plan that will activate the building. Members Cook, Martinez, McCarroll, and Slate voted in favor; member DeFillipo voted against. Mr. McCarroll added that he would be telling Parks that they need to respond as to what conditions are acceptable because our funding is predicated on agreeing to that whole thing.

Parsons Apartment House: Mr. McCarroll began by stating that this is a large 5-story brown building the entrance of Cemetery Avenue on Maple Street that is vacant and frumpy. It is being renovated into ten units of market rate housing. Mr. Slate moved to accept Parsons Apartment House; Ms. DeFillipo seconded. Ms. Martinez liked the idea of saving the building. Mr. Cook asked what is the benefit to the public besides the aesthetics. We are going to help this man make money? Mr. Slate replied that he can see the benefit to the public because the buildings will be preserved. Particularly the French Row Houses are unique in the city. Mr. Slate posed the question: How comfortable are we with somebody making money. Also, are they making money by renting verses selling. Mr. Slate added how would we know that we gave them too much, this is a valid question. Mr. Slate stated that the French Row Houses have been an eye sore for a long time and the empty apartment building near the cemetery is boarded up. A unanimous vote was taken. Ms. DeFillipo made the motion to recommend $98,000. Ms. Martinez seconded. Mr. McCarroll felt we should take the $45,642 from the remaining Historic Reserve and $52,358 from the Unreserved Account for a total of $98,000. A unanimous vote was taken. ***Restrictions:*** Must meet the Secretary of Interior Standards, to be reviewed by the SHC, Temporary Sign, Permanent Sign, Any funds not used must be returned to us, Work must be completed by November 2020.

H. M. French Row Houses: Ms. DeFillipo moved to accept and Ms. Martinez seconded. A unanimous vote was taken Ms. DeFillipo made the motion to fund for the full amount of $180,000. Mr. Cook seconded. Ms. DeFillipo stated this money comes from the Unreserved Fund. A unanimous vote was taken. *Restrictions:* Once again work to meet Secretary of the Interior Standards and to be reviewed by the SHC, Temporary Sign, Permanent Sign, any funds not used must be returned to us, Work to be completed by November 2020.

Science Museum Roof: Ms. Martinez moved to fund the Science Museum Roof; Mr. Cook seconded. Mr. McCarroll mentioned that this roof is currently leaking. Ms. Martinez stated it is a roof on a historic building. She added they will be having a Capital Fund Drive. A unanimous vote was taken. Mr. Cook moved $100,000; Ms. DeFillipo seconded. A unanimous vote was taken. *Restrictions:* Work must meet Secretary of the Interior Standards, Temporary Sign, Permanent Sign, any unused funds must be returned to us, Exterior Preservation Restrictions, Work to be completed by November 2020. After a short discussion Mr. McCarroll stated that we may add to restrictions that the metal roof visible to the Quadrangle must be replicated in similar material. Ms. DeFillipo asked if this is Unreserved Funds and Mr. McCarroll stated that it was. A unanimous vote was taken.

Central Library Lights: Mr. McCarroll stated that he drove passed the Library and the lights were on. Mr. McCarroll stated there some patinas that grow over time and are protective of the metal and there are some that are corrosive of the metal. We would need a metal conservator to be able to tell us which one we have. Ms. DeFillipo moved that we do not fund the Central Library Front Lights. However, they could re-apply next year. A unanimous vote was taken,

East Forest Park Study Garden: Ms. DeFillipo moved that we do not fund The East Forest Park Story Garden; Mr. Slate seconded. A unanimous vote was taken.

Forest Park Library Sky Light: Mr. McCarroll stated that this project is not urgent. Ms. DeFillipo suggested that we tell them that when they come back next year to have a more specific plan. Ms. DeFillipo moved not to fund this project. A unanimous vote was taken.

Old First Church: Mr. McCarroll stated this project would fall under Historic. Ms. DeFillipo asked if we fund this program would it come under Unreserved. Mr. McCarroll stated that it would. Ms. DeFillipo stated that it if it comes from Unreserved it would bring us down

$226,000. Mr. McCarroll asked Mr. Slate what would we have left if we did fund the study for Old First Church? Mr. Slate stated that we would have $106,407. Mr. McCarroll suggested we make no more decisions tonight. He will be on the webinar regarding increased State funding. When we meet next he will be able to say that we are getting an additional amount from the state. Ms. Martinez asked if we need to vote on these others? Mr. McCarroll said that we have to take action on them. Mr. Slate stated that he would like to go through them and talk about them.

Central Library Front Steps: Mr. Slate moved that we do not fund Central Library Front Steps; Ms. Martinez seconded. A unanimous vote was taken.

Forest Park Horticulture Gardens: Mr. Slate moved to not accept the Forest Park Horticulture Gardens and they may re-apply next year. A unanimous vote was taken.

Hungry Hill Veterans Memorial: Mr. McCarroll began by stating this project was too much money and too little recreation. He would encourage them to re-think the proposal. They could come in with something maybe have tables for chess and checkers or a bocce court. Mr. McCarroll stated that the $30,000t for the monument doesn't fall under Historic and is not Recreation. We should encourage them to re- think it with a higher emphasis on Recreation. Ms. DeFillipo moved that we not fund the Hungry Hill Veterans Memorial; Mr. Cook seconded. A unanimous vote was taken.

Court Square Sidewalk: Ms. DeFillipo moved to not fund this project; Mr. Slate seconded. Mr. Slate also stated that he felt it wasn't a good use of CPA Funds. A unanimous vote was taken.

City Hall Windows: Ms. Defillipo moved not to fund; Mr. Slate seconded but suggested that they re-apply next year. Ms. DeFillipo stated that they should re-apply with definitive plans. A unanimous vote was taken.

Hennessey Park: Ms. DeFillipo moved not to fund Hennessey Park and suggest that they come back next year with a proposal that delegates the passive and non-passive parts of the park and a plan for recreational use. Mr. Slate seconded asked if they had a neighborhood council. Mr. Cook replied that there is one with a new office on the corner of Oak Grove. Mr. Slate felt that the Parks Department should go to the neighborhood council to ask what do they want to done. Ms. Martinez stated that if they put in a basketball court at least someone will use the park. Mr. Slate felt that it's not coming from the ground up. The Parks has their plan and they are chipping away at it. Ms. DeFillipo suggested that next year when we do our plan we could also state that letters of support from each neighborhood council must be attached. A unanimous vote was taken.

Angelina Park: Mr. Slate began by stating that there is a letter of support for this project. Mr. Cook said that we should talk about the basketball court. Ms. DeFillipo moved that we okay $100,000 to Angelina Park for a basketball court. A unanimous vote was taken with funds coming out of the Unreserved.

Barrows Park: Mr. McCarroll suggested that we do picnic tables, benches and trash cans.

Mr. Cook stated that this was a good idea. Ms. Martinez asked why nothing has been done for Barrows Park and for that neighborhood? Mr. Cook responded by saying they haven't done anything at all. Mr. McCarroll stated that they would get $25,000. Mr. McCarroll asked those present all in favor of picnic tables, benches and trash cans for $25,000. Ms. DeFillipo moved to agree with funding of Barrows Park with $25,000 from Unreserved; Mr. Slate seconded. A unanimous vote was taken.

Nahorniak Park Tennis Courts: Ms. DeFillipo moved that we not fund the Nahorniak Park tennis courts; Ms. Martinez seconded. A unanimous vote was taken.

Next Meeting: Will be on September 3 at 6 pm. Location to be determined.