



City Council

Finance Sub-Committee

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

~ Agenda ~

Tasheena Davis
4137876589

Monday, February 3, 2020

5:00 PM

City Hall -- Room 200

I. Call to Order

5:00 PM Meeting called to order on February 3, 2020 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

1. **Discussion of: Interest on abatement refunds**
2. **Discussion of Trash fee mailing**

II. Orders

1. Order (ID # 5514)

December Revenue Vs. Expenditure Report

ATTACHMENTS:

- December Revenue Vs. Expenditure Report (PDF)

2. Order (ID # 5498)

Council on Aging Grant - No Match Required \$225,305.42

ATTACHMENTS:

- COA FY20 Grant request (PDF)

3. Order (ID # 5508)

Community Compact Cabinet Information Technology Grant - Match - \$100,000

ATTACHMENTS:

- Springfield - CCC IT Grant Agreement Form (PDF)
- Springfield - CCC IT Grant Award Letter (PDF)
- CAFO Cert - CCCIT Grant Match Funding (DOCX)
- Grant Set-up form (PDF)

4. Order (ID # 5504)

FY20 S.A.F.E and Senior SAFE Grant - No Match Required - \$13,780

ATTACHMENTS:

- FY20 SAFE & Senior SAFE Grant (PDF)

5. Order (ID # 5513)

Public Health Planning Grant Acceptance - \$4,500.00

ATTACHMENTS:

- PUBLIC HEALTH PLANNING (PDF)

6. Order (ID # 5497)

Springfield City Library Donations - \$345.00

ATTACHMENTS:

- SKM_C55820010908180 (PDF)

7. Order (ID # 5520)

Order Accepting Donation of Personal Property for September 11Th Memorial at Riverfront Park from the Spirit of Springfield and the September 11Th Monument Committee

8. Order (ID # 5519)

Bond Authorization - Police Department Vehicles - \$1,000,000.00

ATTACHMENTS:

- CAFO Cert - Bond Order - PD Vehicles (DOCX)

9. Order (ID # 5535)

Budget Transfer Within a Department - \$185,855.61

FINANCIAL IMPACT:

Budget Transfer Within a Department - \$185,855.61 - PS to OTPS

ATTACHMENTS:

- CAFO Cert PERS to OTPS Transfer Parks 2.3.20 (PDF)

10. Order 2020-1

Order Approving Sale of 2 Parcels of Land at 53 Wilbraham Road and East Side Waltham Street to First Resource Development Corp. for \$11,000, Following RFP Process

HISTORY:

01/13/20

City Council

FIRST READING

Brian Connors of the Office of Planning and Economic Development addressed the Council. He explained that items 8 and 9 are related to the same project. He explained the Springfield Preservation Trust stated this is one of the most dangerous parcels in the City and that this is a 54 unit of housing known as the Knox Building. Mr. Connors stated that First Resource was the sole bidder and the building is in very difficult condition with no roof. First Resource would like to insure the building and Mr. Gordon Pulcifer, President and CEO of First Resource, is present.

Gordon Pulcifer, President and CEO of First Resource, addressed the Council. He explained a proposal was submitted for a group of buildings at 53 Wilbraham Road. He stated they have had the Governor look at the building and 3 years ago it was designated as the most dangerous historic building and this would be the first step toward restoration. He showed renderings of the building and stated that architects and engineers have looked at the

building. The plan is to start at Wilbraham Rd. and work down the street as the project consists of a number of buildings. He stated there is a gapping hole in the roof and First Resource would return for zoning approval within the next 90 to 120 days.

Councilor Ramos asked if Mr. Pulcifer could repeat the cost of the project.

Mr. Pulcifer stated it will cost \$20.25 million.

Councilor Ramos asked if First Resource was doing the Indian Motorcycle Building.

Mr. Pulcifer stated they are and it is a \$30 million project.

Councilor Ramos asked if there were requirements set for people handling the job.

Mr. Pulcifer stated they are restricted by the state to hiring 40% minority and to hire as many Western Massachusetts contractors as possible.

Councilor Ramos asked if Mr. Pulcifer had the number of residents working on the Indian Motorcycle Building.

Mr. Pulcifer doesn't have a number but have a list of contractors they have used over and over.

Councilor Ramos asked how long the building has been vacant.

Mr. Pulcifer said he is not sure.

Councilor Ramos asked if First Resource is seeking tax credits.

Mr. Pulcifer stated they are seeking tax credits and historic credits.

Councilor Ramos asked if they would use HDIP or CPA funds.

Mr. Pulcifer stated they were not.

Councilor Ramos stated the Council needs to see the numbers from the Indian Motorcycle Building project.

Councilor Brown stated he has toured the Indian Motorcycle Building and First Resource has done a great job. He stated First Resource could do better with hiring as he is aware of who was hired for that project. He also wants to discuss what affordable housing means as he knows of places in the City where the rent is \$1200 a month. They have done great work but can do better with hiring minorities and residents.

Councilor Walsh stated that First Resource has a great track record in Springfield. They have improved the living in Springfield and she is sure any promises made will be followed.

Councilor Lederman stated he was interested when he saw this on the agenda especially with the work being done at the park as it will be a vision as you go down the street. He asked Mr. Pulcifer if there was a timeline for a project.

Mr. Pulcifer stated that there is a five year timeline.

Councilor Gomez stated he has a question for Brian Connors. He asked how long the City knew First Resource wanted to acquire the Knox Building.

Mr. Connors stated the RFP was put out in October or November but that several people have inquired about the building in the last year. He stated they have put out an RFP three or four times.

Councilor Gomez stated he is very familiar with the work of First Resource at Worthington and Federal Street projects and it was great work. He explained he believed First Resource would have more information available during this meeting.

Mr. Connors stated First Resource has to come back before the Council for a special permit but they need site control immediately to insure the building and there are many steps after this.

Councilor Gomez stated he wants to send it to committee because the Economic Development subcommittee has not been given information properly when buildings go up. He stated the Council will hold developers to the test when meeting and exceeding numbers when it comes to the sale of properties. There needs to be subcommittee meetings held. He explained he will support the project but needs better information from Eco Dev moving forward.

Councilor Gomez made a motion to send the item to committee, seconded by Councilor Ramos.

Councilor Allen asked for clarity on the motion. He asked if the item is sent to Committee would there be a vote this evening and if the developers would be at risk of issues. He stated the developer is willing to spend money on a project everyone supports.

Councilor Ramos stated there is good reason to send the item to committee. The idea of hiring women, minorities and residents is important and there is no way to enforce this on the municipal level except putting a requirement in the purchase and sale agreement.

Councilor Whitfield stated she has questions that do not pertain to the motion. She thanked First Resource for their work on the lights on State Street and for sending representatives to C3 and neighborhood meetings. She explained more security measures are required as people in the Indian Motorcycle Building are nervous about the environment.

Mr. Pulcifer stated they began work on the Indian Motorcycle Building 10 years ago with little to no security and it was similar to running a homeless shelter. He explained they have hired security that sits but in the end they will have a security system with a command center with access by the Springfield Police Department (SPD). They are in the process of hiring night staff but it is a large construction site so securing it is difficult as the residents let people into the building. The SPD has made it clear that trespassing arrests are not a priority.

Councilor Whitfield stated First Resource supports community events.

Mr. Pulcifer stated that they feel like they are on an island and they are excited about Mason Square and they have attended when State Street lost an influential resident.

Councilor Walsh stated there are two issues and she agrees with Councilor Gomez that major projects aren't coming before the committee but that is a separate issue than allowing First Resource to have site control. She wants to support Councilor Gomez but this isn't a resolve and the project is too important. She asked if the building was named after General Knox.

Someone stated it was after Knox Automobile.

Councilor Brown stated that he supports the motion and moving forward he thinks the Economic Development subcommittee should be contacted. He stated his area is plagued with blight and Mr. Pulcifer is a man of his word and he can be monitored.

Councilor Gomez stated he did not want to target First Resource and he trusts Mr. Pulcifer. He explained his hesitation is based on the Department not keeping the Council informed.

The motion to committee made by Councilor Gomez failed by voice vote.

Councilor Lederman made a motion to move the question, seconded by Councilor Whitfield.

Councilor Hurst asked if all were in favor of suspending Rule 19 and taking the matter up in one vote. Councilor Gomez objected, so the item will be placed onto the agenda for the next regular meeting.

01/21/20

City Council

Sent to committee by Councilman Fenton. Needed the parks department at the meeting so really couldn't discuss further until we have them at the a meeting.

ATTACHMENTS:

- Exhibits to Order Authorizing Sale of 53 Wilbraham Road and ES Waltham Street to First Resource Development Corporation (PDF)

11. Order (ID # 5509)

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 74 Irvington St. to Campagnari Construction, LLC

12. Order (ID # 5515)

Order Approving Contract Over 3 Years for a Computer Aided Dispatch System for the Springfield Emergency Communications Department