



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, February 11, 2020

6:00 PM

East Forest Park Library

I. Call to Order

6:00 PM Meeting called to order on February 11, 2020 at East Forest Park Library, 136 Surrey Road, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee
February 11, 2020 at 6:00 pm
East Forest Park Library Community Room

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

Mr. McCarroll reviewed 2018 projects. The East Springfield Veterans Garden has drawn down \$9,099 and it has \$1,000 to go. The First Time Home Buyers program has drawn down \$45,000 of its \$100,000. The Gunn Block Stabilization has drawn down \$90,000 of its \$250,000. The Riverwalk Signage project has drawn down \$10,398 of its \$24,000 allocation. The Park Department signed eight 2019 contracts which are going through the signature process. The Museums and The Drama Studio will sign contracts this week. We will be meeting with DevelopSpringfield and still have to meet with Roger Roberge to sign for those other projects. 2019 is getting underway sooner than last year.

Ms Martinez stated that she noticed that the Gunn Block has some stuff is happening there. Mr Slate added that there is a lot of scaffolding. Ms Martinez felt like it looked a little bit sturdier for some reason. Mr. McCarroll stated that they have told us that they have remediated the bird guano. A actual stabilization will be starting soon. The small company that is doing the contract had a tragedy that one of their employees was killed on the job, so that set the company back.

Mr. McCarroll stated that the state distribution that came out in November has been increased because at the end of the last fiscal year the legislature said that if there is going to be a surplus up to twenty million of it could go to CPA. Although it took the state forever to close the books, there was a surplus. The Life Sciences Group was in line before the CPA folks to get Ten Million if there was a surplus. Mr. McCarroll assumed they got it and there was money left over that the CPA Trust Fund received the twenty million, so we are getting \$140,000 from the state on top of what they already gave us in November. Mr. McCarroll said every little bit helps and next November is when we start seeing the increased distribution because of the fees that went up at the registry as of this the beginning of this year. Mr. McCarroll estimated what comes in by

June 30 will probably be about \$1.4 million and we got \$340,000 in the state distribution. We are going to have a little over a million seven.

Mr. McCarroll said that Karen has ordered all of the banners for the 2019 projects. The park ones will go directly to them, and she will get the non-municipal ones to the grant recipients.

Mr. McCarroll started the meeting because we now had a quorum. Mr. Slate moved to approve the minutes, and Ms. Martinez seconded.

Mr. McCarroll stated that the only thing you may need guidance on is when we sign the contract with the Mason Square Apartments because that's coming out of Housing money we need to have a permanent affordability restriction on some of those units. Ms. Martinez asked Mr. McCarroll if it has to go through the Law Department. Mr. McCarroll answered that there are samples we are using. The only question that we have is the policy question of it's a thirty million dollar project. We are giving them about \$175,000 so we are less than one percent of the project. So how many of the new sixty units do we want to permanently make affordable. They are using HUD money incentives for the whole project and they are signing an affordability agreement with HUD. Mr. McCarroll stated that HUD is for fifty years, it is not permanent. We as CPA, Massachusetts requires our restrictions be in perpetuity. The developer will have to sign an affordability restriction for HUD for everything with a much lower income level that we would require and that's good for fifty years. He also has to sign an agreement for us for some of the units and that's a perpetuity one. Mr. McCarroll stated that his thought is we are such a small part of the incentive packet that probably he said that he would do three units. Mr. Slate stated that he felt this was agreeable. Mr. Slate moved and Ms. Martinez seconded. *A unanimous vote was taken.*

Mr. McCarroll stated that the other update is all of our Historic Buildings our policy is if we give money we need to make sure that the building is protected down the line. That can be done in two ways. You can be subject to the controls of an exterior preservation restriction or you can be subject to the controls of a local historic district, either one. Preservation restrictions are documents that the Springfield Historical Commission signs, the city signs, and the Mass Historical Commission signs. A local Historic District is created by City Council. We had sent a preservation restriction signed by Develop Springfield for the Gunn Block to MHC and it was sent back with a two page letter of all of the things that have to be re-written in it to meet their standards. Mr. McCarroll thought it may be easier to create a local historic district. Mr. Slate thought it makes sense the preservation restriction is essentially the same as the local historic district. The only difference would be the theory the City Council could eliminate a historic district although I don't think that would be very likely. I think that a local historic district gives you a little more visibility and there are a lot of properties with preservation restrictions and nobody knows what they are although you could go to the web site and find all the local historic districts. Mr. Slate moved to ask Develop Springfield to request creation of a LHD in lieu of a preservation restriction for the Gunn Block. Ms. Martinez seconded. *A unanimous vote was taken.*

Next Meeting: Tuesday, March 3, 2020 at Wesley United Methodist Church, 741 State Street.