



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, May 5, 2020

6:00 PM

See Agenda

I. Call to Order

6:00 PM Meeting called to order on May 5, 2020 at See Agenda, City of Springfield, Springfield, MA.

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee May 5, 2020

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

Regreen Springfield-Invasive Plant Program Phase II:

David Bloniarz, President Regreen Springfield

David introduced himself to those present and stated that Doug Johnson was sitting in on the call. This is the second time that we are applying for funding for the Community Preservation Act Funds for the Grant Program. We are excited to continue the work that we began in the initial round of funding. One of the interesting things about our project is it deals with living things and one of the things that presents some opportunities but it also presents some problems. We live in an urban habitat here and we have pressures on all of the green space in our urbanized areas whether it be conservation land, public parks, other open space, and private lands. As well as right of ways and trails and things like the Connecticut River Bikeway. The impacts and the pressures that are placed on those to grow and survive are many. One of the threats to the beautiful landscapes of these places is invasive plants. In Springfield we have about twenty-one thousand acres of land and not counting our trails or pathways we have about sixty-two acres of public lands that have Japanese Knotweed. Japanese Knotweed is one of the invasive plants that we hope to control. We have eight stems per square foot. We have an enormous amount of knotweed in Springfield. This funding that we are applying for now is to continue the process that was begun in our first project which was a little bit delayed. The main way is that we are trying to inject these plants because we don't

want run off into the Connecticut River. If we are secured with the new funding we will continue this project into the other parts of the city. We are looking to partner with the CPA, the Park Department and the Conservation Commission that will enhance the environmental quality of the city.

At this time Robert stated that he will go down the list of committee members and if they have questions they can ask it.

David Finn: David did ask if he could talk about the progress to date and I also see that your application states that you are seeking multi-year funding and I am wondering what your thoughts are on staying ahead of this. Mr. Bloniarz stated that last year they checked off multi-year funding because they weren't aware of how the process was as we were new to it. Most of work was focused on Forest Park, Blunt Park as well as Van Horn Park. Doug Johnson has done some injections on the trees at Van Horn Park. We will be expanding that on Glenn Road and additional work at Forest Park. We are trying to compliment the work that has been done and complimenting what the CPA has done.

Juanita Martinez: The plants are starting to pop up now is this the time to inject them? Mr. Bloniarz stated "no." Mr. Douglas Johnson stated that injections provoke growth in July thru the end of September are extremely effective. When the plants start to flower is when it's taking nutrients down to the root system so you have to time the pesticide application when it will take the pesticide down to the root system.

Ralph Slate: There was something about an education plan and there was something about printing. Robert, my question is that an allowable CPA expense? Robert then stated that he would think not. There are a bunch of proposals this year that have little components that are not eligible.

Robert McCarroll: David my question is brief. Your budget states you have large signs and small signs. Are they educational signs? David said that they are educational signs. Robert asked David to send a sample of what the different kind of signs they are before May 29. Then asked about the location of Frag mites where are they physically located? David stated that they are in Forest Park in the Porter lake area in the back there is quite a bit in there and we also find it in Blunt Park. They are usually in the area of wetlands into uplands. There is also some on the McKnight trail.

No Questions: Lamar, Gloria, Terry M, Terry R, Willie Thomas

McKnight Historic Rehabilitation Program:

Scott Hanson, Principal Planner

We are calling our proposal the Historic Restoration Program. It is meant to help older occupied owners in the Hill McKnight neighborhood. We chose the McKnight neighborhood based on a couple of ideas. One we looked at code enforcement issues for properties in the

Historic district and they had a significant number. It is also one of the city's oldest historic districts. We wanted to get a success story out of that before we opened it up to larger areas. We want to support owner occupied dwellings, we want to look at helping property owners to restore their historic windows and doors. We get plenty of requests for replacements of Windows and doors. If you have somebody restore the existing original windows and doors

It can be at a lesser cost and those fixes will last longer than new replacement windows. We want to encourage people to think along those lines and we are hoping that through this program we can help them get it done in a more historically appropriate way.

In addition to supporting restoring historic windows and doors through this program that we want to support the installation of high efficiency storm windows to go over and to protect the newly restored windows. The third piece of this would be to support the exterior painting of these homes. We are looking at a maximum award to a homeowner of \$30,000 dollars. We are requesting \$200,000 in total and we would also spend up to ten percent of that \$200,000 for a Historic Preservation consultant should we need one in assessing the particular needs of any property that comes in front of us. We also want to make sure that all of these applications would come in front of the Historical Commission for their review before moving forward.

Lamar Cook: This is actually for you Bob, you mentioned that the ten percent goes to a consultant, is that an allowable expense? Robert replied the he believed it is because in a sense it is part of the project, overall delivery of the project expense.

Gloria DeFillipo: Can a person apply twice for this? Suppose they want to do windows and then say painting or is it just \$30,000 per home. Scott responded by stating that they can only apply once due to limited funding we want to spread it out as much as possible. Gloria then asked how do you foresee giving the money out? Is it once it's done, half way through? Do they have to give you three bids? Scott stated that they have not sorted out the exact process. We will have to look to see what the process is with the CPA and how they distribute funds. Likely, there would have to be some up-front money for folks because that is a significant amount of money to outlay for a project. Gloria then asked if the people would have to acquire three bids like the city does. Scott stated that to the extent they can. I think one of the challenges is going to be finding contractors that can do historic window and door restoration. That may be one of the challenges of this program.

David Finn: What kind of checks and balances are in place to evaluate an estimate in order to determine that it is a fair assessment of a property's needs? Scott stated that this is one of the reasons we would hire a Preservation Consultant to help us make sure that they did make sense. It is also one of the reasons that we didn't want to have this program to fund construction projects. Painting estimates are fairly straight forward you know what the parameters are. With window restoration I think we will quickly learn what a typical cost is for a window replacement in order to be able to do that math.

Juanita Martinez: I have a question for you Bob. We had a problem with the Law Department with giving money to a group that would then give money to someone else. Scott stated that

there will be a problem here too. Robert then said let me say this, the last time we were giving money to a non-governmental organization to give it out. In this case it's a city department that is giving it out. The public purpose is that these are properties that are within local historic districts. In Chapter 40C you will override a purpose of a 40C to protect and improve the historic district. Scott stated at this time he will get an opinion on that.

Ralph Slate: Scott the first question that I have is did you consider doing a cost program that would have to match a certain amount of dollars for a project. So if they are going to paint the house and it will cost \$15,000 that they would have to put in a certain percentage. The response was that they purposely didn't lay out all the rules knowing that the CPA committee may want to have some of those provisions put into the process. We are certainly open to that. Ralph then asked when we are giving out taxpayer money to people for down payment on homes we ask the office of housing to give us a list of the people who receive the money just for transparent purposes. Would you be willing to provide a list of people who are receiving this money so that we can be assured that the money is not being given out in a corrupt way. Scott stated he would, I would assume that this would all be public information.

Robert McCarroll: My question Scott is quite often when these houses get painted there is carpentry work that has to be done. How would you handle the issue if there are rotten clapboards or columns that are not worth painting? Scott stated that they did think about that and I think there are some repairs but if they have to replace the whole front porch and the railings that would be something that wouldn't fall into this program. Some shingles or clapboards that have to be replaced as part of the process and is a small percentage of the overall cost then we would feel that this would be appropriate. We would be happy to work with you to come up with that percentage of repairs verses actual painting to make this work for the home owner.

Gloria DeFillipo: How do we know the viability of the individual that is applying for the loan? How do we know that this person is going to be able to afford the repairs for that house? Scott replied that he wasn't certain that we should weigh in if a person can afford their own home. They do have to be an owner occupant. With the oversight of the city and the Historical Commission we will have to weigh in as to which applications make sense and again we can look at laying additional guidelines to make sure that this is as transparent as possible.

Robert McCarroll: Are you envisioning that this will be an annual or semi-annual application or is it on a rolling cycle until first come first serve and you run out of money. Scott is envisioning that it would be until the funds have been exhausted. We want to have a program that is a success story without layering too many complications. As we have found in other programs it is often very difficult to get people to take free money because of too many regulations.

I think there is a balance point to how many rules and regulations that you want to put out there verses trying to make an impact in a really important neighborhood.

No Questions: Terry Mitchell, Terry Rodriguez, Willie Thomas

Elias Brooking Apartments:

Peter Serafino, Director of Real Estate Development

We are requesting the CPC is for the re-development of the former Elias Brooking School. The plan is to renovate forty-two one, two and three bedroom apartments. Thirty-five apartments will be leased to households at income of about sixty percent of their immediate income and seven workforce housing units to households that are at about eighty percent. This project qualifies for CPA funds as it is both a Historic Preservation Project and a Community Housing Project. I understand that this request may need to be funded more than one funding cycle. With some funds being released when the construction is started. The building ceased operation as a city school when the school was damaged in the June 2011 tornado. Our organization bought the property from the City of Springfield. Since then we have worked on a design for the redevelopment project and obtain the four million dollars needed to complete the work. The Massachusetts Historical Commission has ordered a million dollars in state historic funding. In February twenty-twenty Home City Development submitted an application to the Department of Housing and Community Development requesting affordable housing resources needed to fund the project and commence construction. The building itself was designed by Maurice Malone of Springfield. It was built in 1925 and named after Elias Brookings. The restoration of the school gym is a multi-purpose community resource center. The project has received strong support from the neighborhood City Council. The building is in fair condition, the roof needs to be replaced. There is a need for an elevator and a laundry room. Construction done on the building will enable the installation of energy generated from roof top solar panels. Construction should take over fourteen months which will allow tenants to reside at twenty twelve. A favorable decision on this application by the committee members will add much needed rental housing and also to preserve an Historical structure in the city of Springfield.

Lamar Cook: When will you receive a decision on the money you applied for? Peter responded by stating that they submitted a Full One Seller Application back in February and I believe the decision will be made in July and if we are awarded we will start construction.

Gloria DeFillipo: What would be the breakdown of the \$500,000? I did not see that in the proposal and I may have missed it. Mr. Serafino stated that Gloria did miss it and then stated that the overall construction amount is around twelve million dollars the number would be imbedded in there.

Gloria then asked Bob do we need to have an idea of specifically where the money will be used?

Bob stated that what we clearly need to do is if we are funding as a housing project we would need to have an Affordability Restriction on a certain amount of units that we mutually agree on based on how much we are giving, just like all of the other agencies. Secondly we would have to have assurances that the exterior of the building is protected down the line and that means that there would be an exterior preservation restriction or becoming a local Historic District or whatever.

Ralph Slate: What would you do if you don't get that money what would you not do with this project? Peter responded by stating that because this building has never been used for housing there are additional challenges. I would say that primarily the historic features, producing rental housing in our state is quite high and we are in need of producing quality housing and preserving it.

Willie Thomas: It is a very good proposal and we are in a definite need for this type of housing in this community. As a representative of the Springfield Housing Authority we would certainly like to partner with you to provide this type of affordable housing. Good luck on your proposal.

Robert McCarroll: The one thing I want to make clear for all proposals even though we ask whether you might be multi-year projects we don't make a commitment except for the year that we are in. I want to make sure Peter that you paid the city approximately \$216,000 for a vacant tornado damaged building whose rehab cost far exceed the value and the city gives you a measly \$100,000. Is that correct? Peter stated that this is indeed correct.

Ralph had one question. I know that in the past we had funding cycles and we had a \$250,000 cap on awards and this proposal is for \$500,000. I know we have talked about multi- year is the thought here that this would be a \$250,000 request for one cycle?

Robert responded by saying that what it states in our applications states that large projects may re-apply for funding in multiple funding rounds and they should be identified as the intention in the first funding round. The CPA will recommend that more than \$250,000 to any one project within a funding round.

No Questions: David Finn, Juanita Martinez, Terry Mitchell, Terry Rodriguez,

Springfield Community Land Trust:

Zaida Govan, Project Coordinator

Zaida began by introducing both herself and Pam Howland who is with me who as the author of this grant. We are proposing to have a revolving loan fund for historic houses on Mulberry Street where Dr. Seuss's area is. There are big houses that are just not being lived in because they are too big for one person. We are proposing that we have people who can't buy houses

on their own. We propose that these big houses could be made into three family condos.

Where they can own their own home, we will fix them up and have them participate in that program so that we can have those houses lived in again after so many years. I am going to let

Pam take it from here. Pam Howland stated that we were approached by the neighbors of Mulberry Street and the area. They were looking for some solutions because these very large houses, some of them have fourteen rooms cannot be purchased even by a middle income family. They also can't afford to rehab these homes. They are often purchased by group home proposers. We want to keep the area residential and to enable more home ownership to take place in that neighborhood. We feel like if we had the administrative capacity to do this work we would be able to get homeowners who could own a unit. We would possibly have three units. We would also know how much the home buyer would be able to contribute the rehab cost through their mortgage. The preservation of the exterior of these houses could restore these beautiful examples of Springfield's residential history. If we can start a revolving loan fund. Members of the city as well as the first time homebuyer training programs, nonprofit organizations and we would be able to encourage contractors from Springfield to become more focused on Historic Restoration by really shepharding these houses through the whole process. We are thinking that if we had \$50,000 to pay a manager of the revolving loan fund we could work with all the other partners that we want to invest in this project. At any rate, we are thinking in the first year or two we can due three to four homes with two or three buyers for each home.

Lamar Cook: I'm not sure if we crossed this bridge in the past but I'm not sure how the funds would be distributed to a private organization. Could we have Ed answer that question for us? Ed Pikula then stated that we would have to have a plan that would have several particulars on the criteria. You would have to look at the eligibility criteria and the management aspects, as well as zoning aspects and other building permit conditions.

Gloria Defilliipo: Noted in the budget that there is a recruit and hire director for \$10,000 so those monies would not be allowed with CPA or administration. Is that correct Bob? Bob replied by stating that when it comes to the category called support of housing there is more latitude but we have never used it so I can't say that I have any experience interpreting it. Gloria then said instead of asking a lot of questions I would just say that I have one major question on the implementation of the program. I would like to see some guidelines on how it would be implemented so that I would have a better understanding about how it is actually going to work. How are you going to determine how the buyer is and are there going to be multiple buyers for the house? If it's a two family house there are two buyers for the house are they going to be assessed for their loan availability? Pam replied that a lot of focus is put on

the purchase of a larger house. We would also be working with the city. The Planning Department I would hope that if we get funded they would be very much involved in the administration in this revolving long fund. We have to have a lot of criteria drawn up that is going to take a very competent administrator to pull together. We have to do it with a lot of precipitation. We are also looking at the Equity Trust as a financial entity that could distribute the money and do it in such a way that meets all the banking criteria and procedures so that we

would have those protections in place for everybody. Zaida then interjected stating that the proposed homebuyers will have to go through a bank to get a mortgage to qualify to be able to participate in this program our partners will help us by having the eligibility to reach all the way up to the median income level and all the way up to 100 percent of median. We know that this amount of money has a limited ability to fix some of these houses that need some very serious structural repairs such as front porches and roofs. We have to have homebuyers who can afford to purchase the unit with all of the sources we can get to put into it.

Juanita Martinez: First of all I would like to say that this is a wonderful project a right way to saving those big houses. But again I'm just piggy backing on what people said that there are a lot of legal questions that have to be answered and then we can move forward. Zaida stated The Land Trust is trying to get very innovative so I always tell Pam that we need to try everything we can do to try to get more of what we need in the city.

Terry Rodriguez: Terry asked if they were going to sell these as condo units. Zaida said that they will not be sold as condo units. They would be like a condo unit. Those are the big houses on Mulberry Street. They have about twenty rooms inside of them so you could make three condos out of them. They are all in the same house.

Ralph Slate: The first question I have to follow up on Terry Rodriguez question. You say that these are going to be owner occupied but if it's not a condo how is it going to be owner occupied? When you say there will be three units that sounds like a condo to me. Zaida answered by saying that it could be a formal co-operative ownership or it could be a condo I suppose. Ralph then added that he was assuming it was going to be a condo that in Forest Park they have a condo that is a larger house that was split up into three or four units. I have no objection to that I was just curious. My main question is I do like the idea of developing organizations or the CPC helping develop organizations that are willing to renovate properties in Springfield. I think we have a derce of that type of organizations. There are only a couple of them and they are barely functioning because people are getting older and they aren't doing it anymore. My question that I have centers on is there a way that this can be done in a much lower scale. My main concern is that the directors salary is listed at \$100,000 or \$150,000 is a substantial portion of the amount of money that would be spent to actually do the work on the

properties. It doesn't allow us to say do a trial for one house because you wouldn't want to pay \$100,000 to manage a program to fix up one house. Zaida replied by stating that she thought the \$150,000 is a three year thing so it would be \$50,000 a year if I read it correctly. What we are hoping to do is once we get a loan fund going people will be paying back the loan. We will continue to have a sustainable amount of money to keep the program going. Hopefully, for years to come until we get those houses renovated. I have a big goal. Ralph then asked if this could be done on a smaller scale so that we could without outlaying \$250,000 to do it on a trial basis to see if it works rather than gamble a whole \$250,000 right up front.

Pam then added that a \$100,000 is going into the properties themselves up front. Another \$50,000 is going toward the predevelopment costs. We have to work through the zoning variances. That is going to convert this into a two or three family. I don't know how much these costs are going to be but we decided that \$50,000 would be a start of three months. Six months of the director of the revolving loan fund and all the rest of the money would go into the actual repairs and pre-development costs of getting the permits.

Robert McCarroll: Bob said that his question if he read the summary correctly the purchase in six then sell to owner occupants properties and help people buy properties. When I look at some of the properties that you mentioned you would like to get your hands on my thought is \$150,000 would probably just cover some of the repairs on these properties. So I guess that the issue is what are you thinking of our other funding sources to augment that so that you could at least get property number one done. I don't think what you asked for is even enough to get property number one done without having other sources. Pam then stated that she totally agrees. There are families because they are at the median income level they will be able to afford a higher mortgage than our traditional affordable housing families. The other thing is that there aren't other sources. There is a value on sweat equity that they can be put toward on doing work on the interior of the houses. It doesn't all have to be done by a contractors crew. There is some value that even a regular bank will accept as a contribution toward the equity that they would have in the house. That is the job of the revolving fund director is to put all of those pieces together and we would be recruiting homebuyers like I said from the First Time Homebuyer program but also through regular realtors. We would start that process in the beginning and we would have buyers identified very early in the process. Zaida added that the buyers will have some resources to put in to as well as the sweat equity. You have to have some skin in the game do you know what I mean? They have to put their piece into it.

No Comments: David Finn, Terry Mitchell, Willie Thomas

G W V Smith Art Museum Exterior Preservation:

Kay Simpson, Springfield Museum President

Kay introduced herself and thanked the CPC for having the meeting tonight so she could talk a little bit more about the project that we are proposing. As the title suggests we are focusing on the final stages of the preservation of the GWS Art Museum which is on the Quadrangle in downtown Springfield. There are a number of different aspects to the project and the first part I will talk about is the restoration of the remaining stained glass windows. On the first and second floor of the museum these are the windows that are eight sets of large arched topped stain glass windows you are looking at them now that are in the 1923 addition. Unfortunately, there was a restoration of these windows in the 1970's which are

inadequate and as part of that restoration they installed some aluminum ventilators across the bottoms of the windows so they could actually make them open so that you could get air into the building. We don't need that element to be in the windows anymore because we have climate modification in the building and of course we want to restore them to their original state. Many of the windows are incomplete. There is some interior trim missing and there is incorrect repair glass. The windows were re-lead during that unfortunate 1970 restoration. The lead was miss-matched and inappropriate for the windows. We also have to reglaze the windows as you can see the Plexiglas has become deteriorated and yellowed. All of this in terms of the restoration that took place in the 1970's has to be reversed and we have to do this with this restoration. We are also looking into restoring the wrought iron sconces. Those are original to the 1890 building, they were made by the Empire Metal Company in New York and the restoration would be carried out by Grand Light Company. They will replicate and replace all the missing pieces of the sconces, they will clean the glass panes, and repair any other damage, and the sconces will also be re-wired. The Grand Light Company who will do this work on the stained glass window restoration will be carried out by Bertucci Stained Glass Studios. They did the restoration of all the Tiffany stained glass windows in the original 1896 building. Finally, we would be repairing the stairs that are part of the entry way and that work would be done by the Senecto Company. There have been significant water infiltration that created damage that needs to be remediated through epoxy injections and re-mortaring. The sconces on the other side of the doors will complement the restoration of the doors themselves which is a major project. The doors will have to be taken off the building and to be repaired. We will of course retain all of the original hardware as part of that restoration. So all of this work is going to be the final phase of this decades long initiative to secure the exterior envelope of the building. The work that we have done included the replacement of the roof and the retro-fitting of all the sky-lights on the roof and as stated before all the stain glass windows. It is a very significant building. I think all of you know that

this building is Springfield's first museum, it was constructed in 1896. It is one of the oldest art museums in the US and it is very similar to the Isabelle Stewart Gardner in Boston where you have a museum that was designed and built for a collection which is still in existence and on display in the building itself.

Juanita Martinez: First of all, this is a great project. The other sources you spoke about have you already secured those with all that money? Kay stated we have and there is funding from a number of different foundations. Juanita then stated she was wondering if you have secured them already. Kay said that they have secured many of them and we will be seeking other additional funding as well.

Ralph Slate: Can you help me understand the work that has already been done. I know that you spoke about eight sets of windows. Are these the ones on the second floor? Kay answered by stating that they are on the first and second floor of the 1923 addition. In the original

building which is the 1896 building all of the Tiffany Stained Glass windows are on the first and second floors have been restored.

Robert McCarroll: Just for commissioner stuff the addition is the part of the museum that is closer to the Science Museum. The older building is closer to the Library additions closer to sides. Kay stated exactly that in 1923 addition is on the North side of the building. That was designed by Easy Gardner the original building was designed by York City Architect and Walter T. Owen native to Springfield was part of the design team. Robert then stated that he had one question if we get CPA money we will be looking forward to an exterior preservation reservation restriction or the building to be subject to the controls of the Quadrangle which is in the local Historic district. Kay agreed.

No Comments: Lamar Cook, Gloria DeFillipo, David Finn, Terry Mitchell, Terry Rodriguez, Willie Thomas

Kilroy House:

Bernie Spirito, Springfield Museums CFO

Bernie introduced himself to those present stating that he was the Chief Financial Officer and will try my best to explain this project to you based on my experience in this. I'm working with most of the notes from our development department. I will provide a little bit of the background of the Kilroy House and the goal of the project and a little bit more about the project. The Kilroy house was built in 1905 by Dr. Phillip Kilroy and it is on the far side of George Miriam's house. The house is an early and rare and surviving example of mission revival architecture which is a specific type of Spanish Revival architecture. The house has been purchased by the Springfield Museums in 1981 and in over the years it has gotten older and it has sustained water damage from old tiles and a poor gutter system. The goal of this project is

to fully seal the building envelope and using sustainable and long lasting materials to insure the integrity of the structure for many years to come. The mission revival style of architecture is very rare in the northeast and we feel it is culturally significant for Springfield's history. The total project has a budget of \$428,000 in two phases. We are looking for a request of \$92,755 for phase one. Phase one is to repair the roof section we are going to work from the top down and the repairing of the roof is going to made my Mahan Slate Company. We will be replacing roof tiles, with copper flashing. We have forty-two tiles that need to be replaced. There are two porch roofs that need to be completely replaced and replacing of the down spouts as well. The roof is part of this project. There is also some pre-stucco work that needs to be completed. That is part of this phase and that involves detailed work to clean the slate for installation of full EIFS stucco systems. All loose stucco will be removed curing the exposed brick and patching all exposed areas to match existing stucco and pre casting and adhering to stucco components. If EIFS stucco is going to be two inches thick with an "R" value of eight to the building, it will have a warranty of twelve years and it is estimated to last fifty to sixty years. The Kilroy also has wide open eaves and that will further protect the stucco from the weather when all the

gutter roofing systems are fully operational. The company that will be doing phase one of the stucco work and the prep work is Building MRILLC. I think that it explains what needs to be done and I can now take questions.

Lamar Cook: My question is: how was the company selected as a source to work. Bernie stated that we have an in house carpenter who has worked with a specialties kind of thing and he knew of this company's reputation and we got him to give us a quote. We can do some further work on that as well. Lamar asked if this is the only quote you have received? Bernie answered "yes".

David Finn: My question had to do with similar to Lamar's in terms with the amount of quotes you got for the roof repair. I know a man's work but I just want to know how you selected them. Bernie then answered by stating we have done work with Mayhan in the past and we are comfortable working with them. They provided the work around the Dr. Seuss building around the perimeter and we feel very comfortable with them.

Robert McCarroll: What you have in the application it states that there is going to be \$9,275 coming from the museums fund. So my question is this for phase one or is this total phase one and two? Bernie stated that he thinks this is a contingency on this particular phase is what they put in there. Robert then asked so may use it if you need it. Bernie responded by saying "yes". Robert then said that the only other thing is that do you know that at any time we give money to a Historic building it has to have the secretary of the interior standards. Their work on the roof is probably easier than the gutter. I want to make sure that you are comfortable and you know already that phase two needs the secretary of standards. I would hate to see you get

through phase one only to find out that the technique that you have chosen in phase two isn't acceptable. Bernie did state that he doesn't know much about what type of stucco it is or if there is two different types of systems and replace it with a similar type of stucco that is on the Building now, or is there some newer material like the EFS system of stucco. I guess I have to further research this so that I can answer that question for you. Robert stated I don't want you to get to phase two and it doesn't meet the Secretary of Interior Standards. The way I interpreted it is almost like something you apply over the existing stucco. If that's the case it could be adding thickness to the building and I tend to think that would make problems. I'm not an expert when it comes to the Secretary of Interior Standards. What I'm saying make sure you are looking into it before you go down that path. Bernie then stated that it sounds like a sound decision.

Juanita Martinez: Are tiles on the roof the original ones? The response is that they are original. Juanita then asked only forty five of them have to be replaced? It was noted that these tiles are terracotta.

No Comment: Gloria DeFillipo, Terry Mitchell, Terry Rodriguez, Ralph Slate,

Spanish American War Memorial Monument

Patrick Sullivan, Exec. Director, Parks, Buildings and Rec. Management

Mr. Sullivan began by stating The Spanish American War Monument dates back to 1906 and the reason we are here before you for this particular monument has what is known to have Bronze Disease. A lot of people think that the patina is good and in this case it is not. It is a very corrosive process occurring with the chlorine comes into contact with bronze or over the copper or varied alloys. We are having the same issue with the bronze monuments at Court Square and also at Barrett Park. This is one of the last downtown monuments that we want to preserve and stop the erosion of the bronze. We feel if it's not done in the next few years we will be losing the pieces that will be much more expensive to replicate.

Juanita Martinez: I have some questions regarding the budget. I think I would be more comfortable with a more detailed budget. Patrick stated that the first phase when we get the study done and when we have the restore company tells us how much restoration work needs to be done. We don't know how thin that bronze is at this point. Juanita questioned you haven't had a feasibility study done yet? In the last twelve years we have been getting these monuments done so we have a pretty good budget before. Patrick then stated everything would go in to the monument first and we would like more of an historic landscape around the monument.

If possible we are working with Eversource for a donation of a bright light. Juanita then

asked that they would put some acrylic on it that you were talking about, will that not hurt the bronze? Patrick stated that the acrylic will not hurt the bronze and you have to have it waxed every five to eight years. We don't want green patina on a bronze monument. It actually eats away at the metal.

Ralph Slate: The first question is this considered to be parkland or who owns this plot of land? Patrick stated that all monuments come under control of the Springfield Park Commission so I believe this happens to be a right-a-way but the control around these monuments come under the control of the park department. Ralph then stated that a lot of these expenses are frankly tied to the restoration of the bricks and the plantings and benches. The first thing in looking at the overhead view there is not a crosswalk to get next to this monument so does it make any sense whatsoever to set this up as a place for people to sit especially because it is in a busy intersection. I wouldn't even feel safe sitting on a bench at that intersection. I see the wisdom of fixing the monument but I don't know see the wisdom of the other two thirds of the expenses approving this plan. It seems to me more of beautification. Patrick then stated that they would like to get people to get to the monument that's why we want neighbors to be able to visit it so they can know what it's about. That's why we felt we should restore it to its original condition around that area. Juanita then asked if it originally had benches? Patrick stated that back in its day there were some random benches in that area. We will study that further.

Willie Thomas: I think I would like to respond to some point that it's an area where people from the area can sit at that location. I remember going through that area when I was five or

six years old and I always looked at that statue with adoration and I am glad that it is going to be restored.

Robert McCarroll: My question is similar and goes to the budget item on the signs so it would be helpful if we know what that is, not that you have to write down every single word that is going to be on it. Patrick feels that they have a good practice on it where two or three members of the CPA Committee join us in the process so I think we should feel comfortable that we want you at the table as we are going around this process. You were quite helpful when we were going through the Riverfront signage process. Some of the funding would be contingent of future approval of the CPA Committee members.

No Comments: Lamar Cook, Gloria DeFillipo, David Finn, Terry Mitchell, Terry Rodriguez

Duggan Park:

Patrick Sullivan, Executive Director, Parks, Buildings and Rec. Mgmt.

The development of Duggan Park in this area has significant land that hasn't been utilized. In my thirty-two years with the City of Springfield and we are so happy that we have the

administration finally see this turn into a proper park. It has been under the control of the school department and they just don't have the resources or the ability to apply for the grants that would be necessary to approve this forming into park land. This is also to protect open space for future generations by formally turning it into a park. What we would like to do is rebuild the athletic field with the proper bleachers, restroom, basketball courts, concessions, it really is a two to three year phase project. So we are requesting assistance from the CPA for phase one and we request that we get 1,000,000 dollars to be paid out for a four year period. We have a \$250,000 commitment from the NFL and \$250,000 from the City of Springfield, \$250,000 from The Community Block and we just applied but we feel competent and the Water Preservation Program for \$150,000. So your match of a million dollars would secure phase one of this project.

Gloria DeFillipo: I am looking at the project and I'm overwhelmed with it and I think definitely that it is a underutilized area of the city. Why a concession stand, what am I missing? Patrick then stated you have the middle school there and you have a lot of sport teams that would use it and it would help. So we would do an agreement like the John O'Sullivan league so the park could actually run the concession stand and the money they make would help the activities. Gloria then asked to help her understand what exactly is being done in phase one. Is that just preparing the land? Patrick answered by stating no you would have a finished field to be used with a track but probably the bleachers the concession stand would have the infrastructure to be in place to go into phase two and we would be looking for other foundation grants for phase two as well. Gloria asked and the finished field would be for track and basketball? Patrick answered yes and there would be a soccer, football and a lacrosse field. Gloria asked what about baseball. Patrick stated that baseball is over to the far left, the south side of the field.

Juanita Martinez: Like Gloria, it is overwhelming and I am wondering if there is some way of breaking down a piece of phase one for us? For example: the community garden, rather than just being a part of the lump sum of money because it is a large amount of money. But for this cycle your talking \$250,000. Patrick stated that's what he is looking for when I worked with Bob. When the whole CPA was going forward there is an ability to borrow or bond so I was looking for your capability to basically bond where we would have to have a meeting with the law department and the finance department. We are looking to decide how best to do that so I don't know if you want it written in a twenty year period and a four year commitment for the million dollars. Robert then added just to clarify the CPA can be used to pay the municipal bonds. So if indeed they were to build this and they took a two million bond to build it and it was over a twenty year period whatever that pay back comes to we could indeed quote that CPA is on the hook for that every year. So it's \$100,000 to pay back that bond so it would be

CPA is on the hook for that every year. So it's \$100,000 to pay back that bond so it would be helpful to know what the cost of a bond would be. Robert then stated that I'm not even sure if we can vote to commit future committees. Over four years this much is coming out of the top.

Ralph Slate: I'm hoping that you can make me more comfortable here. The way that I am looking at this project is this is a school building and it seems to me a large part of the use of this may be devoted to the school. You could argue that the CPA is really funding a school project this case couldn't you? Patrick stated that the grant that they applied for requires the land to be transferred as park land and for our purposes only and we would now be the ones scheduling for any games and so forth. As any of our schools I can say that Forest Park Middle School uses Forest Park every day. It would be the same relationship that we have now with all of our parks that are adjacent to school property. For example, Kenefick Park is across from Chestnut and Lincoln they will be using Kenefick Park on a school day and we welcome that because it is on a school day. We would have full control over that land as well as the school committee. Ralph then asked let's just say around 10:00AM I would like to play basketball on the basketball court. Would I be allowed to do that as a city citizen or would somebody say well school is in session and you're not really allowed to be in that area because there are school children in the area. It is similar to Deberry Park that happens now and we have fences around them that will allow the public to go into play basketball. Ralph then inquired about the track; the track seems very specific to a school function because I'm not really aware of people but I do know that people do walk on tracks. It seems awfully specific for a schools track team. Cities don't build tracks for the residents they build them for their students. Patrick stated that we have a request to put in a rubberized track in Blunt Park from the Bay Neighborhood Council. We are working with them now and it will probably be a next year CPA application. I look for that as a resource in our community to be able to walk on that type of a surface. We just did in a field Beauregard - Scavina Park where it's not a park per say we put an asphalt walking surface around that field. Robert then stated that Ralph asked the questions he had

but the question you had was if we were commit to multi-year commitment somehow are you prepared for the fact that you are mine because we gave you \$250,000. As projects that are Recreation we are going to take that into consideration. Patrick stated that this is a high priority for the park department because we would like to acquire more land and it's a good thing to get this.

Terry Rodriguez: I just want to respond to Ralph. A lot of people are looking to do a lot of walking with their children because we have a program at Plainfield and parents are starting to walk in the evening that gives them some form of exercise.

Lamar Cook: I would like to ask one more question. So the basketball court, this is one basketball court for 6,000 square feet do you have details on that? A standard MVA court is 4,700 square feet. That's one large basketball court. Patrick stated that it may be a typo.

Garden Gazebo:

Patrick Sullivan

Patrick stated that this is a pet project that I would like to see done as well. When this was re-built in early 2000 when the aquatic restoration took place in the nineties in 2011 we got some severe storms in 2011 and the snow was so deep that it collapsed the roof of the structure and we would like to replace it and we found a new company that really replicates and knows the history from the early 1900 hundreds. To be honest the Gazebo that collapsed I feel that the replacement will be more fitting. We are kind of excited about that because it does replicate the type of structures that were built in the park.

Juanita Martinez: Patrick will you be using the cement platform that is already there from the old one? Patrick stated yes because the infrastructure has been saved. One of the companies that came out and said it would be a perfect placement.

Ralph Slate: Patrick I have seen the Gazebo at the Sullivan Park and it looks fantastic. Will it be the similar quality? The company that is going to do this one is the same company that did the Gazebo at Sullivan Park.

Robert McCarroll: Why do all the drawings say Forest Park Skating Rink? Patrick stated that's what the company did. I am going to use the chair to see if Bill Malloy wants to say anything?

Bill Malloy: This is a very positive project and it has been put together wonderfully by Pat and Laura so we are totally enthusiastic about seeing it being restored. It is such a regional attraction so it would be an absolute good thing. So good job!

No Comments: Lamar Cook, Gloria DeFillipo, David Finn, Terry Mitchell, Terry Rodriguez, Willie Thomas

Skate Park:

Patrick Sullivan Patrick began by stating that we were approached by Betsy Johnson about a year and a half ago. We have been working with her and she has been working for the community and members of the organization and we came up with the idea that this may be that this could maybe work on the park land behind the boys and girls club on Carew Street or possibly we have about sixty acres of land on the back side of Greenleaf. We would like to get a schematic study done of this. We are ready to work with everyone to complete the study. I don't know if Betsy Johnson was able to join us here and if she wants to say a few words.

Robert then explained to Betsy that if she is the part of the presentation she should speak now. If you are here to simply support then let's wait until we get through the questions. Betsy stated that the committee should go through the questions.

Gloria Defillipo: There is a skate board in the middle and a rounded is the bicycle? Patrick then stated that it is to be determined but that depends on how we feel as we proceed. If that's how we proceed there is no way a biker could get into the skate board area while somebody is potentially skating around? Will there be enough of a separation? Patrick stated that he would be able to answer that once we start working with the designer and once again with community at that time. Gloria agreed with that answer.

David Finn: It appears that the maintenance cost of these parks seem to increase significantly after the years they are installed. My question is we are tight on revenue and how do we maintain these parks going forward. Patrick stated that it would be part of our study as we would do on any park projects and we would work with our city finance department and if necessary private foundation by setting up a fund to offset those maintenance costs. We do that as part of our schematic design and process. David then asked if he would be coming back to the CPC for future funding? Patrick stated that it is very possible but when Betsy speaks she can speak about that even better.

Ralph Slate: I have a quick question; so a lot of interest in this in recent months and everyone knows that kids ride their bikes in traffic and they show off and a lot people don't like that and the areas that are listed are Liberty Heights, South End and Chicopee. Is it the right thing to do to investigate Green Leaf Park which is completely the other side of the city and essentially it is uphill too. Are you going to account rather than saying we have a land release so let's build it there. Rather than let's build it where the kids currently want to use it live? Patrick stated that the city of our size probably needs two so that's what my thought process is.

That's why I want a study and it's going to be both ends of the city. Ralph then said as a follow up question are those kids going to still drive in traffic? It seems that they like having fun while driving in traffic. Patrick then stated that his personal opinion on this we could control and have instructional programs for them and we would be able to attract them and it would be safer for everyone involved.

Robert McCarroll: Robert began by stating that he has only one question. As part of the study will the consultant be kind of intertwined as to ascertain where the biggest demand is?

I live downtown so I certainly see skateboarders I only go to sixteen acres infrequently when I go out there I don't see them out there. So I don't know if the demand in the eastern edge of the city or whether it is equally in demand elsewhere. Patrick said to answer that he has a call into WNEC as they have done past studies for us, like surveys if you will and so we will get one

of our colleges to help us with the survey on that very question.

Gloria DeFillipo: I just want to say that I think if I remember carefully that there was a woman in Springfield who was advocating but a mother of one of those young adults who were riding in traffic and I am wondering if somehow that person could be pulled in where she may have more of a feel for where it should be and what they are looking for. Patrick then said he thought Betsy was in touch with that woman.

Betsy: Betsy then stated that there is more than one individual who have been part of meetings that we have had and who definitely want to be a part of this process.

Alex: We have eight hundred signatures for our petition to build this park.

There are numerous people who want to be involved in the design of it and the research from site to site we are really happy that it's a key part of the process.

Betsy: Betsy then asked if she could make a couple more comments that would address what some of the people said. This really is a first step there are a lot of foundations out there. There is one that has help fund over seven hundred skate parks in the country. Including Brocton, Fitchburg, Northampton, Turners Falls and Salem here in Massachusetts. One of the things we are doing we are calling this a non-notarized all wheel park because we are really looking for a facility that will both meet the demands that we have had from the skate board committee as well as the BMX bike and many of them use the same kind of ramps and dips and those kind of things. There are designs that do incorporate in a whole area of that both skaters and that kind of bicycle and then there are the fat wheel bikes, the off road dirt bikes are starting to use what is called a pump park. We are really looking to come up with some designers that the Park Department has already reached out too, we are really quite excited about coming up with something that we can really build upon, and what other communities have learned. It will be something really unique and special here in Springfield.

No Comments: Lamar Cook, Juanita Martinez, Terry Mitchell, Terry Rodriguez, Willie Thomas

At this time Robert asked people not to leave yet we still have other things with on our agenda even though the meeting with the applicants is not done we don't have a lot of them. One is the motion to accept the minutes of March third. Gloria DeFillipo made the motion that we accept the minutes. Ralph second the motion. Robert then asked all in favor? Lamar is absent.

The following voted yes to approve the minutes of March third: Gloria voted yes, David voted yes, Juanita, Terry M, Terry R, Ralph, Willie Thomas, Robert McCarroll.

Robert stated that the other thing he wanted to refer to the committee is we had five electronic applications that arrived after the 4:00 PM deadline. I just want to make sure that I

didn't want to make the decision myself as to whether we would accept them. In terms of one of them Karen can talk about and the other four I got a call from and they said they were on

the way to the Post Office to get the postmark and Robert told him to bring it to his house so that I would have them physically on the twenty-ninth rather than going to the Post Office and then wait for the mail to be delivered. But the actual electronic copies did not come in after 4:00 PM. Karen stated that the first one came in at 4:07 and thereafter it was 4:30, 5:30 and 7:00 o'clock I think but they all came in on the twenty-ninth. I did speak to the person who sent the 4:07 but I don't have the names in front of me right now but she did contact me and stated that she was in the process of it and they would be sending it in shortly. I don't know how much you want to penalize if they are a little late.

At this time Ralph made a motion to accept the applications that came in on the day of the application deadline even though they were not there by 4:00 PM. Terry Rodriguez second the motion. Robert asked the committee if there was any discussion. At this time Gloria stated that she agreed with what Ralph was saying and perhaps next time we make it clear that it has to be by deadline. This is a very unusual time for everybody trying to get together it makes sense. Robert then took a vote from the committee members.

Gloria-yes, David-yes, Juanita-yes, Terry M-yes, Terry R-yes, Ralph-yes, Willie-yes and Robert-yes.

Robert then said that the other one is that we had an e-mail on the twenty-ninth saying that they were not submitting an application for this deadline. That they would probably have something ready in July and they wanted to know if we would consider an off cycle application. So in our instructions what we said was that the CPC may under extraordinary circumstances we vote that we consider outside of normal funding cycles because of emergencies for market opportunities. I am not sure that this particular instance is either an emergency or a market opportunity as opposed to their time table. At this time Gloria stated that she agreed with Robert on that because it doesn't appear to be an emergency. It's nice to think that somebody wants to do tiny homes but I think it can wait for the regular cycle. Terry M then stated that she agreed with Gloria. Ralph then stated that he

Would be willing to listen to the application if he submit in July, but if it didn't have an emergency or a market opportunity then I would say no to it. Right now I want to say no, you can't put something in July. Maybe it is a market opportunity or an emergency. Terry Rodriguez stated that she agrees with Ralph because if we start going off track or a timeline then that is going to get confusing. Robert stated that what we need is a motion to do something and then we can discuss what the motion is and so here are two suggestions. One, the answer is no apply regularly and the second one is submit an application and we will give you a decision once the actual application arrives. Robert then asked, what motion do we want to discuss first?

Gloria then made a motion to not accept the application in mid-funding year. Terry then second the motion. Robert then asked if they wanted to have a discussion. Ralph did state that he didn't want to vote for that motion because I think that we are saying we preemptively not going to accept that application without knowing what the application is that means we will not accept any applications in order to be fair. Is somebody came in the middle of July and said we have an issue where we have something is collapsing and we have no money to fix it we would have to say sorry no because we already told somebody else that we can't accept an application and we can't even listen to them. So again, we can't listen to anyone. We aren't going to reserve any money for them and we aren't putting something aside but they can still put something in July. We could then look at it and say there is no emergency and there is no market opportunity and we have no money to give you. Juanita stated that she agrees with Ralph. Is there a chance that they can do it now or an emergency. We don't know that maybe something has come up for them now. Willie stated that if it was an emergency the person should have said it was an emergency and what the emergency was. Gloria then stated that maybe we could come to a compromise here. I understand what you are saying Ralph so could we instead ask them for clarification why they are doing it in the mid funding year as opposed to do it in the normal process. Ralph agreed with that and Juanita stated that and Terry agreed with it as well. Gloria then withdrew her motion. Robert then asked if someone wants to raise a motion so we can discuss this? Ralph made a motion that we request clarification from the party as to the reason for them in applying in the off-cycle. Terry second that motion. Robert asked the committee if there is any further discussion. If not we will take a motion which is a clarification as to why they want to apply off cycle. Robert then stated that we will take a vote. Gloria yes, David no, Juanita yes, Terry yes, Terry Rodriguez yes, Ralph yes, Willie yes, Robert yes. Robert stated that the motion has passed. I would leave it to Karen to communicate with them to say the committee did not make a decision one way or the other on their request. Ask them to clarify as to why they want it off cycle consideration.

The next item on the agenda is not going to take place because it was a revision. I think everyone got it and the bottom line is we first thought that we had an approved budget for a million four and some change. But what's coming in is higher mostly because the tax surcharge is higher because the state is higher. Just today I got a response from Stuart at the coalition who I have emailed about what do we do? Stuart said you can't amend your budget now that the city council has approved it and the tax rate has been set but you can set aside more money three areas. Ten percent has to be set aside for those three specific categories. I will be talking to him and to our financial people to see exactly how we do this. So there is no action. The last thing is that we will be having a special meeting on May 19th to meet with the other applicants.

The question I have for Eddy with the meeting being the ninetieth there is a possibility that the governors shut down may lifted on May 18th do we still have the ability to do a zoom meeting on the ninetieth? Or once that's lifted do we have to go back to in person meetings? If so we should have an in person site selected. So my question is do we still have the ability to assume the meeting on the ninetieth? Eddy responded by stating that the remote authority and the governors executive order expires when the emergency has been ended. I don't think it will be ended and I expect that it will continue. I think you should plan on having a remote meeting and I think this went pretty well. I think Karen that you work hard on this and Kathy said that you are very helpful in putting all the contracts together. Your work is greatly appreciated. Karen then told Eddy that these Zoom meetings went pretty well but my question is for the next group is will they be at an advantage or a disadvantage if they are faced to face meetings? Whereas the people who came to the first time this may have been a little awkward for them. They are not face to face is that fair? Eddy stated that he didn't think that he would have to answer that because we want to keep in mind the governor has a task force working on a plan. The report comes back on the eighteenth. If we get the report on the eighteenth we are not going to be able to turn the ship around on the eighteenth. I actually expect that the governor Why I'm here to say is beginning this weekend we are going to allow flower shops to open for mother's day and I think they were also going to allow golf courses to open and again we will need some lead time. So the point is don't expect any sort of meeting other than what we are doing right here. My one concern is we didn't have anybody call in that was sort of you know I want to talk against something, everything went very smoothly. I'm very concerned if we get Some may sayers or people that want to disrupt the meeting. Robert then stated that for this meeting and the next meeting the protocol is just like a City Council speak out you have to register if you want to call in and be part of the public comment part of it. You have to call Karen by a particular time. Now obviously we didn't have anyone do that that time but if they do we will sign them up. They will only be unmuted by Karen when we get to the public comment time and if they go on too long they will then be muted. Eddy then stated that Brendan and Steve I'm more concerned about the person who wants to register their negativity and they start sharing screens which are not appropriate I've been involved where racist anti-sematic as well as pornographic came up at a zoom meeting. So we have to be very careful that we limit who is there but still provide enough transparency so that process Bob described try to find a balance yet being able to control the bombing phenomena. So Brendan and Steve do you want to add to that. So we do have some protocols in place. We have had some successful participation already at City Councils. The committee and the plan that Ed played out is about as bullet proof as it can get. We also have extra protections in place behind the scenes that you

don't know about just by joining in so anyone participating in the meeting cannot screen share Only people that I designate are able to share their screen. Right now none of you are able to do it because I don't want you to do it. However, it can be changed a minute by a click of a button. Additionally if someone gets in and starts spewing they shouldn't it is one easy click

for me or Steve or Karen. We have also listed as a co-host to click out someone's name and remove it. Once they are removed they cannot get back into the meeting regardless of what they do. We really have a lot of protections in place and to keep the meeting safe and secure. We thank all of you for your help in this transition for making things work.

Ralph stated that he has been following this issue with some of the people in this Massachusetts Historic Preservation List and there are several other communities that are allowing public participation without registration and that they have not reported issues. Like the city of Boston their Landlord Commission has allowed them to call into their Zoom meeting without registering forty-eight hours in advance. That's a recipe for disaster and I'm not certain if you're not advocating that or what. He then stated that having the success that we had tonight is something to celebrate and we should take some time to think about it and how make any changes but this is about as aggressive and open as a format that I feel comfortable with and I think Ed and Brendan who has to deal with all the back of the scenes stuff to open it to the wild wild west could get a whole lot of different publicity I think.

Juanita then stated that we have two rounds and we have never had anybody that caused problems when we were face to face and I mean we have never had the problem before.

Robert then stated that the next meeting will be on May 19th at 6:00 PM. We will go through the rest of the applications so have supper early because it is going to be another two and hour meeting. Karen asked Robert if he wanted all fifteen remaining applicants to get it over with? Robert stated that it was his inclination in order to get it over with. Steve then asked what kind of supporting materials do they have? Do they have many slides out of the fifteen? Tonight we had four out of ten. Robert responded that what we had tonight was done by the institutional people and the ones coming next time are mostly the neighborhood base group. I have a sense that they will not have a lot and certainly not any more then you saw this time.

Karen asked Steven if that would be okay. Steven stated that it worked out much better than I thought it was. My question is do we have time to review in the next couple of days when the other material comes in and we can gauge whether we think we can put fifty percent more onto the plate. Robert stated that maybe we could get some feedback from other committee members. Karen told Robert that this is just a reminder that we are still live. Robert stated that for me having those visual things show up and I didn't see my map by the way but that's alright Having those things didn't make the presentation better in my mind.

So Ralph, you have a comment I would like to see those proposals split up into two additional meetings is that fifty percent more if you look at it now it took us two and a half hours. So the next meeting will be a three hour and forty-five minute meeting. I think it will be awfully excessive. Robert then said this is a consensus. Everyone that wants to split them up raise their hand. Robert stated that we will do that.

Motion to adjourn: Juanita and Terry Rodriguez