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

Kevin Chaffee

Tuesday, July 21, 2020	6:00 PM	Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on July 21, 2020 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

Attendee Name	Title	Status	Arrived

II. Public Portion

Due to the COVID-19 Pandemic and pursuant to the Governor's Executive Order concerning the Open Meeting Law, the City of Springfield is providing public notice that this public meeting will be conducted utilizing remote collaboration technology. ***To View/Listen to the public meeting:***

- *<https://www.facebook.com/SpringfieldCommunityPreservationCommittee/>*

III. Minutes

Springfield Community Preservation Committee

Remote Meeting

July 21, 2020

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

Absent: Terry Mitchell, Willie Thomas

Robert McCarroll began the meeting by introducing the Committee: Gloria DeFillipo: Planning Board Representative, David Finn: The Historical Commission Representative, Juanita Martinez: Conservation, Terry Rodriguez: The Park Department, Ralph Slate: Neighborhood Representative, and myself, Bob McCarroll: The Springfield Preservation Trust We may be joined with Willie Thomas the Springfield Housing Authority representative. Terry Mitchell the other representative could not be here for family reasons.

Robert then stated that the first item on the agenda is to approve the minutes of our June 25th meeting. If someone would make the motion to approve the minutes please do so. Ms. Defillipo made the motion and Mr. Finn second the motion. Robert then stated that there will be a roll call vote.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Robert then stated that the City Council approved our FY21 budget and now we have some money to pay our bills. One of the things we will be paying is for our minute taker for our last meeting at the end of June. It didn't arrive until July because we didn't have a budget. We also agreed at a previous meeting that Karen would look into buying us an official ZOOM account to get us through the next six months or however long we need to have ZOOM.

The other thing the City Council approved the increase in the reserves. If you remember that in the beginning of Fiscal 20 we thought we would be taking in about a million four. We

that in the beginning of Fiscal 20 we thought we would be taking in about a million four. We
did our ten percent reserve based on that and we ended coming up with a lot more money. So the reserves have been increased from $145,000 up to $192,621 and you all received that additional stuff. The comptroller stated that we have available to recommend for projects $2,180,729.86 and of that $192,621.00 in our Open Space/Recreation Reserve. With another $192,621.00 for our Historic Resources. $368,021.00 is in our Community Housing reserve because that's where the returned money from the Mason Square project. That leaves us with a total of $1,427,466,86 for the Undesignated Fund Balance. It also includes the unallocated money from Fiscal 18. So our grand total that we have if we choose to recommend this year is two million and one. With that being said we are going to start the discussion on the 2020 applications. What I want to do is give everyone an opportunity to change their top eight that we went through at the last meeting if you wish. Based on what Karen forwarded from the applicants many of the discussions you heard at the last meeting. This will give you the opportunity to state that project is no longer in my top eight. We will then calibrate and that will determine the order to discuss the projects. Now you have the opportunity to revise your top eight projects. At this time Robert began the discussion by stating he is not going to revise his top eight projects. Lamar, do you want to make any changes? Lamar stated he will keep his eight projects. Gloria stated she will keep her projects. David stated that based on conversations on last month's meeting I would like to move my Zoo in Forest ParK and move it to the Marshall Roy Park Walking Path project. Juanita stated she is keeping her top eight. Ralph is also keeping his top eight. Terry chose her top eight projects to be: Springfield Bike Park Study, Thompson Triangle Park Fountain, Marshall Roy Walking Path, Duggan Park, Forest Park Aquatic Garden Gazebo, Highland Heritage Rail Trail, Marshall Roy Splash Pool, and Long Pond Feasibility Study. Ralph will keep his original eight.

At this time Robert read the Standard Conditions revolving in general so we don't have to be repeating them every single project. Study should carry a CPA acknowledgement on the cover page. Construction projects should carry a temporary banner recognizing CPA to be provided and to have a permanent smaller sign or plaque upon completion to be designed. Work to Historic resources must meet the Secretary of the Interior Standards and be reviewed by the Committee. The Committee must be notified if contingency funds are accessed. Work to be completed by November 30, 2021 unless otherwise noted. And any funds not used should be returned to CPC.

Robert then made a motion to adopt those as the general conditions that will go with the

grants and we have fewer conditions we will have to be adding when we get to a specific project. Ralph made the motion to adopt and David second the motion.

All In Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate, and Mr. McCarroll

Re-Green Springfield Invasive Plant Program: Robert stated he was looking for a motion to recommend funding followed by a second and then we will have a discussion. Ms. Mitchell made the motion and Ms. DeFillipo second the motion. Mr. Slate stated that he thinks that this proposal is solid and we have funded this same group two years ago and they have done work in the various conservation areas eradicating these plants. The amount they are asking for is a low dollar amount and I think it is a project that needs to be done so we can keep our conservation areas clean.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate, Mr. McCarroll

At this time Robert asked to look forward to a motion as to how much is going to come from the reserve in Open Space/ Recreation. Mr. Finn made the motion to approve the amount of $40,635.00 to come from the category of Open Space/Recreation for the ReGreen Springfield Program. Ms. Rodriguez second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate Mr. McCarroll

Ralph then made a motion to request as a condition that they try to focus on the areas where we are spending CPA money in other projects. Robert agreed that they should focus in the areas where we are spending CPA money including the Riverwalk.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate Mr. McCarroll

Springfield Bike Park Study: Terry made the motion to approve the Springfield Bike Park Study. Robert then asked those present if anyone wanted to second the motion. David second the motion. Lamar began the discussion by stating that we should fund this study but we should reduce the amount. Robert asked the committee if there were any more comments. Robert then stated that the motion is to simply recommend funding.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll.

Robert then stated that the next motion is to determine how much money to fund them. David made the motion that we fund the Springfield Bike Park Study to the amount of $80,000. Terry second the motion. Lamar then made the motion to amend the Springfield Bike Park Study $50,000. Ralph second that motion. Ralph felt that it was a reasonable request but my question is how do we determine how much the study should cost. Last year they asked for $75,000 for the dog park study. Have they completed the dog park study? Karen then stated that to her knowledge it is not completed. Robert did state that we do not have to make decisions tonight whatever we don't make tonight we will do in August. If there are questions that the committee feels need to be answered before we go further there can be a motion to table it and we could vote on that. Terry made a motion that they table this until we have more information on the other study. Robert stated that they needed to second this motion. Juanita second the motion. Robert then explained that we will take a vote as to whether we want to table this at a subsequent meeting in order to get information as to what the status is on the bike park study and where did the $80,000 come from. Lamar then asked are we going to hold the $80,000 on our budget so that we don't spend it. Robert stated that we should keep that money on the spreadsheet so that we don't spend it in other areas.

Robert made the motion to vote on this decision to table this request. A vote was taken at that time.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. McCarroll

Not in Favor: Mr. Slate

David did state that numbers five and seven jumped out to him and would like to have some clarity as to how those numbers derived. It's not just the dollar amounts there is a variety that I could ask questions about but those two stand out. David stated that he would send a draft in the morning as to what questions we should ask.

Thompson Triangle Park Fountain: Juanita made the motion that we fund the Thompson Triangle Park Fountain. David second the motion. Ralph stated that the Thompson Triangle is an important area in the McKnight neighborhood it's a focal point. The fountain in this particular neighborhood falls in recreational and it is a key feature in that area. The dollar amount is not very large and I think it is a reasonable proposal. David second the motion.

All in Favor: Mr. Cook**,** Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate Mr. McCarroll

Robert then stated that we should take this out of our Open Space to Recreation because this particular fountain itself dates back to the 1980's. The fountain is not an historic

resource but it is clearly a focal point in this very important open space in a historic district. Ralph then stated that he would like to move that we recommend for funding $46,000 as requested for the Thompson Triangle Park Fountain. Gloria second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Terry Rodriguez, Mr. Slate
Mr. McCarroll

Marshall Roy Walking Path: Terry made the motion that we accept the Marshall Roy Walking Path. Juanita second the motion. Juanita stated that this is one of those solid requests and I think this is a good project. David stated that he was on the fence with this one but with the discussions with this group I give my support to this so I also think it's a good project. Ralph stated that the entire neighborhood is going to benefit from it and it's going to be a positive thing. Robert feels that it's a facility that is going to get used theoretically anytime we don't have snow on the ground and can be used by kids on their tricycles and with the elderly taking their afternoon walks and everyone in between. Robert then took a vote to recommend.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate,
Mr. McCarroll

Robert made a motion on the amount. Juanita made the motion to keep the full amount and Lamar second the motion. $101,550.00 with no further suggestion a vote was taken.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate
Mr. McCarroll

Duggan Park: David made the motion to fund the Duggan Park project and Ms. Mitchell made the second motion. Robert wanted to speak up about a conversation he had with Stewart at the CPA coalition. A portion of this application may not be CPA eligible. The state law clearly states that under recreation that stadiums, gymnasiums and similar structures are not CPA eligible. At this time I raise my concern as to whether Plum Field which is a half million dollar request that includes the track the field and the bleachers and if you look at the map there is a fence around the whole part of that facility and the concession stands really aren't a stadium. He did state that we have to be very careful because it is a slippery slope between a basketball court and a baseball field to something that is more structural. Robert stated that he is willing to support the project but I'm not in favor of the baseball field to something that is more structural. Stewart did say you can fund anything that you feel is under open space and recreation. Ralph stated that this is the first time we are faced with a bonding issue. Robert said that the bonding office gave us two scenarios but it was a fifteen year bond and a

twenty year bond. The fifteen year bond hovered around $190,000 dollar bond. The CPA share is around $80,000 for fifteen years. For twenty years we would be paying around $60,000 a year. Ralph then stated that there is no urgency here for this project. Bonding is a fairly serious thing to do and we would be basically taking off $80,000 or so for the next fifteen or twenty years. Juanita felt she would feel more comfortable with giving them money for a particular project. We simply don't have enough money to take off so much of our money each time and I don't feel comfortable with this. Robert stated that Stewart has a half an hour or so presentation/workshop he gives to CPA communities when they are thinking of undertaking bonding. He said he would be happy if we could find the time that works for him
and at least works for some of the committee. He would do a remote meeting that gives us the ABC's on bonding. It would be good to know even if we don't do anything with this particular project. We cannot commit CPA money beyond this year. We can say that this year we are willing to give you $150,000 to do the basketball court and the baseball field. However, you can re-apply next year. Lamar suggested that we take a vote to see if we have any interest in funding the project. Lamar made a motion to fund this project. Terry second the motion. Robert then asked is there interest in this project in whole or in part. Lamar made a motion to fund the project and Terry second the motion. Lamar made a motion to fund up to $250,000 for the basketball court, baseball and the fitness comes to $250,000. Gloria then said that this is unnecessary. This should have been presented when the project was presented to us. There should have been more information about bonding because this is new to us. Gloria then stated that her vote was no. At this time Lamar made a motion to approve this at $250,000 for basketball, baseball and community garden and how they want to spend it within that amount of money. Robert then said that the motion is that we recommend Duggan Park for a maximum of $250,000 and the components we are interested in funding are the baseball field, the basketball courts and the community garden.
All in Favor: Mr. Cook, Ms. Martinez, Ms. Mitchell, Mr. McCarroll
Not in Favor: Ms. DeFillipo, Mr. Finn, Mr. Slate
The Motion Passes
Robert then stated that we should ask for specific budget breakdowns for these three components: Baseball Field, Basketball Court and Community Garden what will each one cost. The Community Garden be available to the community and not parceled out among the classes. Community Garden means people who live in Sixteen Acres can sign up for a plot. Robert stated we will vote on these conditions.
All in Favor: Mr. Cook, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll
Not in Favor: Ms. DeFillipo
The Motion Passes

Forest Park Aquatic Gardens Gazebo: Juanita made the motion to support the Forest Park

Aquatic Gardens Gazebo. Terry second the motion. Mr. Slate stated that Forest Park is the largest park in the city and they get a lot of people from the neighborhood as well as visitors from across the city and from other cities as well. In the past we had a gazebo there and it was used for wedding photos and that type of thing. It is a very highly visible project.

All in Favor: Mr. Cook, Ms. DeFillipo, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Finn

Mr. McCarroll then stated that a motion to fund. The motion would be to take what is left from the Open Space Reserves and the remainder of it from the designated fund. Ralph made the motion to fund and Terry second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Elias Brookings Apartments: Terry made the motion to accept the Elias Brookings Apartments proposal. David second the motion. Ralph asked if we are entertaining this under Housing or Historic? Robert stated that given that we have a sizeable housing reserve that we should be looking at it under Housing for funding. It is a Historic Resource so clearly we would be concerned that the work meets with the Secretary of Interior Standards. This is a project that clicks both boxes.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate Mr. McCarroll

At this time Mr. Finn made the motion that we Fund the Elias Brookings Apartments CPA application in the amount of $250,000 under Community Housing. The motion is to award $250,000 to come out of Community Housing.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate Mr. McCarroll

Robert stated that the conditions that we have are: We will be expecting them either the building will petition to become a local Historic District or give us an Exterior Preservation Restriction. We will also want permanent affordability restrictions on five units. In their application they said that there time table would be ready for occupancy in April of 2022.

All in Favor of Three Restrictions: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, and Mr. McCarroll

GWV Smith Art Museum Exterior Preservation: Ralph made the motion that we recommend for funding the George Walter Vincent Smith Art Museum Exterior Preservation project. Juanita second the motion. Ralph stated that he supports this project because it is one of the crown jewels in our museum system and it is one of the older art museums in the country.

I think that the stained glass is an integral part of that museum and it is clear that it is in need of restoration.

All in favor of the WWV Smith Art Museum: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez Ms. Mitchell, Mr. Slate and Mr. McCarroll

Robert then stated we need to approve the amount and the source. I would suggest that the source would be coming out of the Historic Reserve. Juanita made the motion we fund this in the amount of $165.587. Mr. Finn second the motion.

All in favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Robert then stated that the museums must request that the Smith Museum must become subject to the controls of the Quadrangle Mattoon Street local historic district.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Historic Home Renovation Program: Robert began by saying that at the last meeting I asked Ralph and David to touch base with the Planning Department to discuss flexibility as to how the program would be run. Ralph did some research as to what other communities have done and there are a small handful of other communities that have Preservation Programs and some of the features they have; they are not all through CPA. Some of them will grant money as a forgivable loan so that over a five year period twenty percent of the money gets forgiven. What I would like to propose is maybe we could vote as to whether or not we like this program and perhaps we could discuss if we like it with various restrictions put on it or we do the restrictions later on and wait to see if the city is amenable to these restrictions. After much discussion Robert felt we should table this so that Ralph and David could have that conversation with the Planning Department. It also should include Gloria's concern, can it be a loan program? Robert stated that he will speak with the City Solicitor. Robert stated that we should be talking about the things that are of concern that we want to tweak or we want clarification with the folks at planning. Perhaps we should put a place holder for this under undesignated reserve of the $200,000. Ralph made a motion to table this item. David second the motion.

All in Favor of Tabling This Item: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Rodriguez, Mr. Slate, and Mr. McCarroll

Robert stated that clearly there is a discussion of an issued grant verses loan, and there the question of whether there is a share of what the homeowner puts in.

Long Pond Feasibility Study: This one also modified their application as it first came in as a study and they have taken out the work and they are only asking for the money for a study as it has expanded to all the ponds based on water based recreation. Gloria made a motion to fund this project and Terry second the motion. Juanita stated that originally she didn't vote for this project. However, now that they will include all the ponds she is in favor of this. Gloria stated that she is in support of this project and it supports an area of the city that doesn't have swimming pools and things of that nature.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Mr. Martinez, Ms. Rodriguez, Mr. Slate Mr. McCarroll

Robert then stated that we need to vote for the $50.000 with the money coming from the Undesignated Reserve.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Mr. Martinez, Ms. Rodriguez, Mr. Slate Robert McCarroll

Kilroy House Exterior Restoration: Robert began by stating that the museum sent an Addendum of information. They stated that they were looking for this money this year to stop the leaks from the roof and for a consultant study as to do with the stucco. Juanita made the motion to accept the Kilroy House Exterior Restoration. David second that motion. Juanita stated that this is one of the oldest type of architecture, this is a building that if it isn't taken care of we could lose this building. David did state that he admired the way they presented this project to the committee and stated that he would support this project. At this time Robert took a vote on funding.

All in Favor: Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Cook

Robert then stated there will be a discussion the amount and this money will come from the Undesignated Reserve. Terry made the motion to fund this project in the amount of $92,755 from the Undesignated Reserve. Juanita second the motion.

All in Favor: Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Marshall Roy Field Park Spray Pool: David made the motion to fund the Marshall Roy Field and Spray Pool under Open Spaces and Recreational. Juanita second this motion. Robert

stated that both the Spray Pool and the Walking Path are in the same park. The motion is to fund.

Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Gloria stated that they couldn't repair the Spray Pool. Robert felt that we recommend to them that they reapply next year and look into ways that make this project less expensive. Gloria stated that this is so moved.

All in Favor: Mr. Cook, Ms. Defillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Building Beauty for the Community: This is the old School Street School which is on School Street. Ralph has sent his analysis after he toured the building. Ralph stated that in their application they spoke of replacing windows. What they really meant was they want to replace the glass in the windows because there are a number of panes of glass that are broken. The windows in this building are not original historic windows. It looks like they were done in the late 1980's. These are very large windows. They are probably ten feet high and when they replaced them in the eighties they put in double paned glass and that is incredibly difficult to repair because they are so large. These windows have the spring system in them. The springs don't work anymore and they can't open the window, it just comes back down. Robert asked Ralph if he would like to make a motion.

Ralph made a motion to fund the building Beauty for the Community project with no restoration and brick repointing. Juanita second that motion. This building is probably the second or third oldest Building remaining in the city. It is in a marginal neighborhood and has been vacant for about ten years before this organization took it over. This organization is a under-funded non-profit. They are likely the tenant of the last resort in this building. They need financial help. It falls under the guise of preservation restoration because it allows the building to be occupied in the future.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Robert then asked for a motion for the amount of money to approve. Juanita made a motion to award the $33,600 for the Building Beauty for the Community from the Historic Reserve and the rest will come from the Undesignated Reserve. Juanita agreed with this motion and Terry second it.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Ralph did state that one thing he wants to stress with them is that they need to follow the Secretary of Interior Standards but I don't think they basically know what they are. As for the re-pointing the brick they can destroy the brick by using the wrong mortar. At this time Robert stated that they cannot go out and hire someone randomly. They need to have the work on the windows and re-pointing reviewed by Shannon Walsh on our behalf. Ralph then brought to the attention of the committee that they boarded up the cellar windows a couple of years ago. Because the windows are ground level I could understand why someone wants to board the windows up because the neighborhood is not great. On the other hand there should be ways from people getting in. At this time Ralph made a motion that one of the requests that we make is that they un-board their basement windows. Terry second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate and Mr. McCarroll

Spanish American War Memorial: Robert began by stating that the Park Department sent us a classification and it's $20,000 to the study and $130,000 to do all of the work including the Landscaping. The study is to make sure that the cleaning technique on the statue itself is correct. Ralph said if they are having someone clean the statue why don't they just hire a competent statue cleaner? Then they could price that $20,000 to clean that statue. Robert said the only thing that I could say is this has not changed. Their application included right from the start that they were going to hire an historic review conditions report. Ralph made a motion that we recommend only the historic portion of this application, meaning the study and the cleaning of the monument. Robert said that what I would like to do is fund this year the study and do the preservation of the statue meaning the bronze and the granite base. We don't know what the cost is to do that. The landscape part of it is not eligible under historic. The landscaping does not fall into historic. Ralph said he would withdraw his motion and I would like to support Bob and we make a motion to fund this study in order to preserve this statute in the correct manner. Gloria second the motion. Ralph at this time stated that he is opposed to putting benches there because it is a dangerous intersection. Gloria agreed with Ralph. Robert then stated the motion is to recommend funding the study of how to best preserve the historic monument. The study's cost is approximately $20,000. Robert made the motion to fund the study.

All in Favor: Ms. DeFillipo, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Cook, Mr. Finn, Ms. Martinez,

Robert stated that we need to make a motion to fund. Ralph made the motion that we fund $20,000. Gloria second the motion.

All in Favor: Ms. DeFillipo, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Cook, Mr. Finn, Ms. Martinez

Robert feels that we should tell them to apply next year for the actual preservation work. The Landscaping of the triangle is not a Historic activity. We also don't feel it has a Recreational Component. Ralph made the motion to qualify. Gloria second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

Rockrimmon Boat House: This is a study of both the building and the existing park with the potential to expand the park. Ralph made the motion to discuss this project. Terry second the motion. Robert did say that they were reclassifying their application from being historic to be Open in Recreation. Ralph stated that it probably makes sense because they wouldn't have a Historic Preservation restriction associated with it. Ralph then said that in his opinion the Building is historic. It is the only one of five boathouses that the city had. Historic doesn't necessarily mean that it looks nice it means it contributes to the overall history of the city. I realize that it doesn't look good at all and maybe they could restore it back to look like a boathouse and less than a sales company which has been there for about thirty or forty years.

I would hate to see it torn down. Gloria then stated that she would like to see what could be made of this city of Springfield if we could bring back some of the old building. Robert then said that he was not convinced that the building with all of the additions and alterations really isn't Historic resource anymore. If they come into a Recreational component it seems to make more sense. The motion is whether we should fund the project.

All in Favor: Ms. DeFillipo, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Cook, Mr. Finn

Robert then stated that we now must make a motion if we want to agree with their request of $35,000. Gloria made the motion that we fund them for $35,000 from Undesignated funds. Juanita second the motion.

All in Favor: Ms. DeFillipo, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Not in Favor: Mr. Cook, Mr. Finn

Ralph would like to suggest that we should convey to them that they strongly consider the Historic aspect of the building and don't just focus on the Recreation.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Ms. Mitchell, Mr. Slate, Mr. McCarroll

Classical High Restoration: Lamar made the motion that we fund the Classical High Restoration. David made the motion to fund the Classical High Restoration Project.

Ralph asked those present if they had any comment on the Classical High Restoration.
David Finn responded by stating that he would like to draw his attention to one of the letters that we received not supporting the application and that should hold a lot of weight in our decision personally. Gloria agreed with David. Ralph then stated that we believe that this money has been budgeted by the association partnering for all maintenance essentially.
David the property manager is trying to utilize funds that already has been allocated to him for that same work.

Not in Favor: Lamar (abstained), Gloria, David, Juanita, Ralph and Robert

Ralph added that it is appropriate I just don't agree with them the funding. I didn't see a demonstrated reason that they should get the money particularly since we were told that the money was there in their budget. David feels that if a request comes to us in the future that it should come from the Board of the Classical High Condos. Robert stated that this came from the Classical High Condominium Trust is that not the board? I think it comes from the property Manager. The application comes from company that has been hired by the board to manage the property. Robert asked is that the Classical High Condominium Trust? David stated that he didn't believe so. Robert stated that he does not want to give him a comment that isn't accurate. Robert stated we should say that the Committee is not recommending this project because it falls under the category of routine maintenance. Ralph made the motion that we tell

Classical High that we felt this project falls under routine maintenance that would be covered through condo maintenance rather than CPA funding. Gloria second the motion.
All in Favor: Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

Emergency Rental Assistance for COVID-19:
Robert stated that when you look at the allowable uses in the state law under the support of Community Housing is: Grants, Loans, Rental Assistance, Security Deposits, Interest Rate and right down to other forms of assistance directly to individuals. This is clearly CPA eligible But it's a question of whether we want to recommend funding. Juanita made the motion that we support the Emergency Rental Assistance. Gloria second the motion.
Gloria feels that it is a worthwhile program, I am very fortunate that I have a pension that supports me. However, there are a lot of people who are in a lot of trouble because they can't go to work, how are they going to pay their rent.? So I would be in favor of providing some assistance. Ralph stated that he felt that this is a state funding thing because I think that the amount of need out there is a magnitude that is higher than what we could potentially serve. I feel the housing fund is more suited to creating more permanent affordable housing. Gloria reminded those present that the governor has put a moratorium on evictions until October.

Robert added that on the application that they expected that they would be able to assist at least sixty-three households and as many as seventy five.
All in Favor: Ms. DeFillipo, Ms. Martinez
Not in Favor: Mr. Cook, Mr. Finn, Mr. Slate, Mr. McCarroll

Highland Heritage Rail Trail: Ralph began by saying that he would like to make a motion to remove the Highland Heritage Rail Trail application. Gloria second the motion. Robert then said that a large portion of this is that I do not believe that it is CPA eligible. I don't think a transportation system falls under Recreation, Open Space, or Historic Preservation. So I am not going to support this.
Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll
Robert stated that we are not interested in a trolley line but we would encourage them to Look for partners to extend the walking, bikeway system path which is already in planning.
All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll

Re-Use Wood to Rebuild Wealth: Ralph asked those present if someone would like to make the motion for Re-Use Wood for discussion. Gloria made the motion. Juanita second the motion. Ralph asked if anyone had comments on this proposal. Gloria thinks that the proposal needs to be tightened up it just didn't make sense to me. David felt that there was no cohesive plan and it lacks a little certainty. Juanita felt it doesn't fit CPA monies. Robert felt it was a good idea but not CPA eligible. If they got their organization together and came with a

proposal that said we have resources and we will work with Mrs. Jones to reconstruct her deteriorated porch and we will reuse material that will save her a lot of money that might be a project.
Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

The Zoo in Forest Park: Juanita made a motion to support the Zoo in Forest Park. David second the motion. Robert then stated that Juanita asked if an organization that charges admission. Robert asked Stewart and he said that it wasn't a CPA issue. He had more of an issue that although the zoo is situated in the park once the recreational component of a zoo. Robert stated that it is a bigger question. The repairs that they asked us to do are not really the intent of the CPA. Stewart stated that it's really rooted in the land not structures.
Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

McKnight District Common Areas Restoration: Ralph stated that for discussion purposes I will support the McKnight District Common Areas project. Juanita second the motion. Robert

began by stating that this is a combination of things that are not CPA eligible. Such as dealing with the roads and building a gatehouse (an entry to the neighborhood). I think some others like Magazine Park or McKnight Glen or repairing the Historic Street lines like the street signs are. They are flushed out enough that we can't do anything with. Gloria felt that it definitely needs to come back to us next year with an item specific budget. Ralph said that there are some good items in there that are referenced but they are not all flushed out. They should look at the CPA and figure out what exactly they should be applying for and with thoughts that are very flushed out. They need to focus on some of the things that will be eligible and determine their exact costs. A motion to recommend:
Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll
Robert then stated that anything to do with roadway work, or building a faux gateway are not CPA eligible but we encourage you to work with the park department on plans and come back next year with specifics such as Magazine Playground, or McKnight Glen or work with the DPW regarding the Historic street signs. Putting in reproduction street lights is not CPA eligible.
All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

Preservation Revolving Fund: Robert asked can we have a recommendation for the Preservation Revolving Fund. Juanita so moved and Ralph second the motion. Ralph read a letter to the committee that a rookie councilor sent to us. Robert then stated that we shouldn't waste any time when someone sent us a letter to offend. The grant application certainly talks about having city council involved in awarding the individual grants. That is maybe what he is referring to is that city council will be siding with Mary Jones gets 50,000 for her front porch. Gloria then stated that she couldn't see the council doing that as part of their duties. Gloria then said that this is part of the concerns with this proposal that it's tenuous because we aren't

sure what they are looking for. If you are talking about a revolving fund Mr. Gaby mentioned that Rhode Island had a Revolving Fund information about that should have been presented with the application. How is this revolving fund going to work? Ralph did state that there is a risk with dealing with a private group administrating a revolving fund rather than the city doing it. David stated that once we give money to a private group there is no way to monitor that on our behalf. Funds could be miss-appropriated. Robert said clearly the City Solicitor said we shouldn't be having outside type groups doing it. Given the opportunity, I would rather have the program run by a city agency then a citizen group. McKnight has two different organizations and it doesn't make sense. Robert then took a vote on this issue.
Not in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, and Mr. McCarroll
Robert then said that we can tell them that we are supporting the city position. There is no need to have two in the same neighborhood.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll

Model Mixed Income Affordable Ownership: David made the motion to approve the funding for Model Mixed Income Affordable Ownership under the category of Community Housing. Robert began by stating this was tarsi's of all the application we received. It came in with the cover sheet and with the wrong information typed on it. It is clearly not flushed out at all. Ralph stated that it is all done by the same group.
Not in Favor: Mr. Cook, MS. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate and Mr. McCarroll
Juanita stated that we should explain to them that the application was incomplete. Ralph added that it's not technically incomplete it could have been remedied if we had asked them, The proposal is fairly complex and I don't think it is workable. David added that there was a lot of detail missing. Here are your funds, how do we track this, how do we process this? The application lacked a lot of important information. Gloria stated that there was no one available on the presentation night. Ralph then stated that he didn't like the proposal in general. Ralph then added that the project that they were pushing for was the house that was moved on Bay Street and this was under Historic Preservation but they had already done the work. Robert then stated that we are not recommending it. Let's take a vote on this.
All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll

Springfield Community Land Trust Revolving Loan Fund:
This is the one Stewart said the administration and it could be a small component of a CPA project. Gloria felt that they needed to make it more cohesive. Juanita felt that the idea was good but I think saving those three houses on Mulberry Street but I don't know how it will work. Ralph then stated that this is another example of a program I guess right? It is so unspecific but not exactly. My biggest concern was that the executive director's salary was substantial for the money they were requesting.
Not in Favor: Mr. Cook. Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll

Robert then stated that clearly funding and the director's salary is not CPA eligible. However, should you put the program together they should feel free to apply next year.
All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll

Trinity House: Window rehab proposals. This has wood windows in the inside. Ralph stated that here are his thoughts on that. I think that this building is in the Historic District and I think it is a contributing property. I know that it is not as old as the other ones. It's in the area of 1930"s. Ralph thinks it has been vacant for at least ten years.

There is a non-profit that owns it. I would support money to help them rehab the building a bit. The problem we have is half the windows are there and the other half are gone. All the second floor windows are missing. We have a proposal that is pretty substantial in cost. I am wondering if we can focus on the visible features of the house rather than the things we can't redeem. The proposal they asked for was to repair fourteen windows and to manufacture fourteen windows due the Secretary of Interior Standards. Potentially we could cut that down by saying we don't care about the back of the building. We could concentrate on the front of the building and the sides of the building. I feel that this building is worth saving. There is a cost in doing that. Robert stated that his question would be how much do we have in the Undesignated Reserve. Karen stated that the amount is $587,581,86. Robert then stated that if we were involved with window repair and mason repair it still would be about $60,000. I don't' want to nickel and dime this it's either we want to fund it or we don't want to fund it. But saying we would fund the front and side windows I don't think we should be pinching pennies. They are asking for $124,000 and that was for a lot of interior work. They asked for $53,800.00 for the windows and $7,500 for the doors. Ralph then stated that the reason he brought up the facade the thing is that they claim that there is seven doors on that house but when I look at google maps I see two doors. I don't understand why we would pay a lot of money to put good doors where no one can see them to be honest. Robert stated that he agreed and when he asked how many doors are there and I wouldn't necessarily disagree with the doors. I'm thinking if I want to be involved with the windows. Gloria noted that there are some doors to a porch. Ralph's interest in this building is non vacant deteriorated I guess. Robert stated that he isn't convinced it has the capabilities for raising the rest of the monies. Even if we said we were in for whatever the door costs are we don't want to give them that and find out that we have a vacant deteriorated building and mixed up windows. I think at some point if we were to fund it we would put a condition in that our money would come in last. Ralph made the motion that we table this. Motion was second by Juanita.
All in Favor of Tabling: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll
Ralph did state that we want some assurance that the whole project will take place. Robert added that what they had for money was about $250,000 and they were asking us for $125,000

So if in need we will be willing to do the windows and doors. We shouldn't put our money in until they get the rest of their money. Robert then said he didn't feel we need anymore information at this point so need to ask them what is the status of your funding resources. Juanita made a motion that we adjourn. Ralph second the motion.

All in Favor: Mr. Cook, Ms. DeFillipo, Mr. Finn, Ms. Martinez, Mr. Slate, Mr. McCarroll

The next meeting will be held on August 4th at 6:00PM