



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, October 6, 2020

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

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

Attendee Name	Title	Status	Arrived
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II. Public Portion

III. Minutes

Springfield Community Preservation Committee

Remote Meeting

October 6, 2020

Karen Lee opened the remote meeting with the public notice of the governor's executive order concerning the open meeting laws due to the Covid-19 pandemic. The City of Springfield is providing notice that this public meeting will be conducted by using remote collaboration technology. As a reminder to those who are participating in the Zoom call tonight please make sure that your mike is placed on mute until your called on to comment. If you are watching this meeting on line you can participate in the Zoom call by going to the Facebook video on our Facebook page and you could leave a comment there. If you would like to comment in writing you can send it to: CPC@Springfield City Hall dot com or mail it to City Hall, Room Four Twelve, Springfield, Massachusetts.

Tonight's meeting will start with a slide presentation about the CPA Program and then our Chairman Robert McCarroll will open up the room for public comment.

Robert then stated that tonight's primary meeting is for public input but we are going to have a brief presentation on CPA. CPA was created in Massachusetts in 2000 it enabled cities and towns to adopt the law to raise funds and create a local account for Open Space, Historic Resources, Community Housing and Recreation. Springfield adopted it in 2016 and the ballot initiative passed in sixty-three of the sixty-four precincts. Each community that adopts CPA must have a Community Preservation Committee to administer the funds. In Springfield we have nine volunteer members who serve three year terms. Robert introduced himself as the Springfield Preservation Trust member. David Finn is the Historical Commission

Representative; Gloria DeFillipo is the Planning Board Representative, Juanita Martinez is on the Conservation Commission; Terry Rodrigues is the Park Board Representative; Willie Thomas is the Housing Authority Representative; Ralph Slate is the Neighborhood Representative and Vice Chair; Lamar Cook another Neighborhood Representative; Terry Mitchell is another Neighborhood Representative.

The Community Preservation Committee responsibilities are to assess the needs in Springfield that CPA can assist in developing and maintain a preservation plan is part of the process we are

now in. Prepare a budget for City Council and make recommendations on projects that come in to us. CPA is financed by a voter approval tax surcharge which is matched by the state CPA trust fund. In Springfield there is a 1 ½ surcharge added to all tax bills on whatever is the tax for more than the first \$100,000 of assessment. There is an exemption for residential owner occupied who qualify income eligible.

In Springfield the average homeowner is paying around \$15 to \$20 per year. It is a relatively small amount. This year the approved budget is about a million five that we are expecting to bring in from the local surcharge. The state match is expected to be One Hundred Seventy Four Thousand although it may increase because the Department of Revenue gave all communities very conservative estimates because they weren't sure how Covid would affect the CPA trust fund which is funded by fees charged for the Registry of Deeds across the Commonwealth. There is a small amount of interest we get so our total revenue is going to be somewhere around One Million Seven Hundred and Forty Six thousand dollars. We use about \$55,000 of that, \$59,000 for the administrative expenses which leaves us with One Million Six. CPA requires that every year we set aside for spending. Ten percent of the budget for the three main areas: Community Housing; Historic Resources; Open Space and Recreation. We have put the required \$174,000 which leaves unallocated money that can go to any one of these three areas about a Million One Six.

The next slide gives you an idea of how CPA budgets across the Commonwealth are fixed. Ten percent is always allocated for housing, historic, open space and recreation up to five percent for administration. The rest can be used on projects. This is a map showing where the projects this year were and I would say that this year there were fifteen recommended projects which as of last night were all approved by the City Council. We start the process where individual groups, departments submit a proposal application to the Committee. We review the applications, we make recommendations to the City Council a majority vote at the City Council is required and then we draw up contracts.

CPA is a state program and the law specifically allows certain things in each of the areas. It is vitally important the people understand that and are familiar with it because it is one of the things that we have to do when vending applications. So under Open Space the state law is very specific it talks about lands to protect, scenic business, lands for wildlife for nature

reserves, land for recreational use, agricultural use, water sheds, protecting wells, protecting marsh lands, protecting, streams and lake frontages, protecting beaches, dunes, or coastal areas.

Under recreation, it can be anything that is for recreational uses that are active or passive such as trails, non-commercial use at sports facilities, parks, playgrounds, athletic fields it cannot be used for maintenance. We can buy the land for a brand new soccer field. We can build the

soccer field. We can renovate a rundown soccer field but we can't maintain the soccer field. We can't staff it either and we can't pay for the refs or the coaches. Stadiums and gymnasiums are also not allowable as recreational facilities.

The current plan that we have is our goal based from what we have heard from Departments, what we have heard from citizen groups and residents is our goals are renovating small neighborhood playgrounds and green spaces creating and improving community gardens, creating and enhancing opportunities for bikeways, walkways, trails on park conservation land, controlling invasive plants on park and conservation land, improving access to the Connecticut River and other water bodies for water based recreation and enjoyment.

In the area of Historic Resources a historic resource is defined as a building structure vessel, real property document or artifact that is listed on the state register of historic places and determined by the local historical commission to be significant in the history, archeology, architecture or culture of the community. All projects that fall into historic resources the work must comply to what is called secretary of the interior standards for historic restoration. We usually require a perpetuity preservation restriction if they are not already in the local historic district. The goals we have set in our priorities:

- We are interested in helping with structures that are deteriorated
- Structures that are in danger of demolition
- Structures that are vacant
- Structures that are constructed before 1850
- Structures that are landmark buildings in the city

Community Housing is defined by the state law as households that are at one hundred percent or less of area median income. CPA regulations allow for a higher income than many other programs. For example: Community Development, Block Rent Programs usually only go up to eighty percent of area income. CPA goes above that.

Our housing goal is rehabilitating vacant deteriorated houses to sell to income eligible buyers, providing first time homebuyer incentives to create and increase owner occupancy especially in two and three family houses and in neighborhoods with low owner occupancy and assisting income eligible owner occupants with repairs especially owners of two and three family houses.

One of the catches comes with Community Housing is that quite often there has to be some sort of affordability restriction attached to the building so that the houses continue to be available to income eligible people. The purpose of the plan is to make criteria that's the basis

of our evaluation of applications to establish the time line that we are going to be using, to establish the forms that will inform the applicants and the public of what our goals are and give that similar information to the city council.

After we have this public hearing we will perhaps be amending our Community Preservation Plans, sending the 2021 time lines, and make applications that are available and we expecting that to happen in winter and applications will probably be due in April if we adhere to basically the same time frame as we had last year. Our recommendations go to the City Council in early autumn. That is basically it and now we are going to the opportunity for those who have signed up to speak to us about what they see are needs and opportunities that we can assist with. So the first speaker will be Laura Walsh from the Park Department.

Laura began by thanking Robert for the overview of the CPA. Thanks to the CPC for all your support. In the last few years these projects have kept us busy at the Park Department and we are very thankful for your support. Many of the projects that were able to do with the CPC funding we wouldn't be able to accomplish otherwise. It is a great partnership between the community and the city. Laura then stated that the Connecticut River bikeway signs were installed and finished today.

For the coming year projects for the Park Department continuing to work with the neighborhood councils we have heard from some people already for some projects that they are looking at things that would increase recreational services in parks. They would like to upgrade picnic pavilions as well as picnic amenities as well as access to the water base recreation at Five Mile Pond, Loon Pond and things of that nature. The Duggan Park Project increasing the availability of accessible recreation city wide. We have heard from a few City Councils and we are looking forward to working with them and the committee as we go forward this year. The Stone Soul organization has contacted the park department about their interest in establishing a stone soul remembrance garden in Blunt Park and we hope to move forward this year.

Robert then thanked Laura and thanked her for all the work that the Park Department has been doing for CPA certainly a significant portion of the CPA money for the last three years has gone to recreational projects. He then stated that the next person on the list is Andrew Kane.

Andrew Kane began by thanking the committee for the opportunity to share the information relative to this particular project to see if we could get some kind of support. I am speaking of the grounds that is located next to the Springfield Girl's Club Family Center on Acorn Street it has been dormant for a number of years. Historically, there used to be very nice tennis courts there. It has been vacant for a number of years. We would like to see that renovated and revitalized and bring it back to great standards. I feel it would provide a great support for the neighborhood. We would like to see if we can get any kind of support to get this done.

Robert then thanked Andrew, the people who have specific projects in mind I would suggest

as you saw in the presentation, we will be looking for applications in the spring. But if that

property is controlled by the Park Department you should probably be in touch with them or with Laura Walsh or the Bay Neighborhood Council because we always love to see applications that come in with the support of the neighborhood as well. Mr. Kane stated that he would indeed get in touch with the Park Department at the neighborhood council.

Kandjia Pink began by thanking the committee for allowing her to speak. She was just going to “piggy back” on the first two that just spoke about the parks. My concern was getting involved with doing better for our parks and still keeping in time with the Covid and making sure that we could still have a pretty sight. I love Springfield I definitely want to get the Bay Council involved. I am part of the Bay Council, The Neighborhood Council, and we want to be involved. We can do better for our parks and liven it for Springfield and continue to watch Springfield grow and I want to be a part of that.

Ed Cohen stated that he was here representing Mr. Griffin from Stone Soul Inc. He asked me to bring up a proposal he is doing to have an African American Facility in Blunt Park. He is requesting a grant for \$250,000 to do that. Blunt Park has been the home of Stone Soul Festival for over thirty years. The second thing I would like to mention is that Thomas Mason has a homestead in Springfield on the corner of Bay and Dartmouth Street and that property is currently owned by Elizabeth Wills I used to talk to her all the time about her garden because all the vegetables from that garden were huge. We were saying that it was the spirit of Premis Mason that caused that to happen. We were hoping for the recognition of that property either a plaque or a stone in order to recognize the homestead of the Premis Mason Homestead perhaps in the spring or summer of next year when the weather is better.

Russ Seeig: I live in the Forest Park Heights Historic District where we have a number of homes that could use some help in exterior refurbishing. These homes are 100 to 115 years old and so we are trying to learn the process which is why I am tuning into this and hope to make an application sometime late this year or early next year. Similar to what has happened in the McKnight area where several hundred thousand dollars have been devoted to preservation of homes in that area. I am sure we have enough income eligible people as well to be within the framework of CPA so that’s my presentation. Thank you very much.

Karen read the comments sent to the CPC by email into the record.

Carol Koska: She is happy to see the fifteen recommendations of the current year. Potential future projects if you think you need these future projects are up to speed I would be happy to meet with your group to discuss how I would be able to coordinate with others regarding specific proposals: Apremont Triangle, Blunt Park. Ironically, there was a recent article I didn’t

find the Apremont Triangle as a focus for re- development. However, I have long wished that something could be done to improve the actual park at the triangle. The Merrimac partner sight which is surrounded by the Puritan statue which is in front of the library. The historic barn that is adjacent to the armored site which is along State Street. The Historical lighting and improvement of sidewalks which is on Temple Street. Armory Commons at Pearl and Spring streets.

Lisa Berry: Please consider utilizing funds for the Forest Park outdoor exercise fitness area located across from the former monkey house. This area utilizes push-ups, pull ups, sit ups, climbing and other types of physically challenging strength. Please consider the strengthening of Springfield.

Jane Rodriguez: I was wondering why you were always upgrading the existing parks. We have park like Nathan Bill which was an upgrade of benches and lights has nothing for activities children and adults. I have been living near here and the park has never changed.

Ron Davis: Back in March I spoke with Patrick Sullivan regarding the poor condition of the tennis courts at Blunt Park. Patrick reassured me that he would have Palmer Paving come out and provide a quote for the courts. I assumed that this would be done but did not follow up. I even sent a letter to Mayor Sarno thanking Patrick. At this point the courts are still in poor condition and should have the same attention as other parks. I still have a message from Patrick assuring me that Palmer Paving will be coming out to provide a quote.

Juan Litori: I was hoping you could provide some additional detail on the language related to the CPC within a municipal code. Karen then added that he is asking questions that should be addressed by mail such as: How is Community Housing defined? Wanted to better understand the authority of the CPC. To speak briefly regarding in regards to the twenty-twenty proposals that were vetted. Given that these additional funds with the residents agreed to be taxed in order to be raised I am happy that there are many non-City of Springfield petitions. I feel that the CPC should continue to focus as prompt as possible as requests made by residents, in city non-profits or organizations. I hope to join the call tomorrow.

Elizabeth Begley: I read on line saw that public input was being sought regarding the use of Community Preservation Funds. The playground and or splash pad in the vicinity of Greenleaf and the Sixteen Acres Library. It would complement the basketball courts, tennis courts, and the Community Center nicely and provide some fun for younger children. In pre-pandemic times there were library programs for young children which drew many families. I could imagine the families continuing to play out on the playground nearby. Thanks for hearing my input.

Andrew Kane: I am a longtime resident of Springfield and avid tennis player. I am interested in the Preservation Committee exploring the possibility to revitalize the tennis courts adjacent to

the Springfield Girls Club on Acorn Street. This would benefit the girls club, AIC and the community. The courts historically were the best in the city. Please let me know if I could be of any assistance to restore the courts.

Ed Cohen: I spoke to Jay Griffin today and asked if he could make the presentation for the Stone Soul which he did.

Gerard O'Brien: I may be a little late but I have a concern over the Indian Orchard proposal for the expenditure of the money to study Long Pond as a swimming alternative. I lived in Indian Orchard for sixty-four years and Long Pond is a swamp plain and simple. It was never considered for swimming anytime. There is a pond with much seaweed and an island bog that used to have wildlife that compromises Long Pond. Lake Lorraine and Loon Pond however are the spring that cold water bodies in Indian Orchard that always had swimming for its residents. Springfield owns the Pasco Road Park and beach Loon Pond which was always a swimming spot for residents just open it up. Lake Lorraine had K of C beach and Lake Lorraine state park adjacent to the railroad tracks, two excellent beaches. Springfield should seek to acquire to close state park in 2008 from Massachusetts and set up a swimming facility for its residents. These two swim spots used for years do not need to be studied for swimming. Thank you for your consideration, Gerry O'Brien.

Robert then stated that the next item of our meeting is the approval of the September minutes. If we could have a motion for that to accept it: Mr. Cook made the motion to accept the September minutes and Ms. Terry Mitchell accepted the motion. Robert stated that because we are on line we do this by roll call.

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

Robert then stated that the next agenda was the 2020 recommendations update. The Committee members heard at the beginning of the meeting last night the City Council approved all fifteen of them. We will be moving forward and Karen will start working with Kathy Breck in the law department to draw up contracts. The one item that we still need to just finish polishing up is the Historic Homes guidelines, which is going to be run by the office of Planning and Economic Development. Robert felt that there would be someone from Planning that was going to be here tonight. Robert asked Ralph if he could give us an overview based on the

draft guidelines which Planning sent to you. Ralph said that he would try to but he didn't have the plans in front of him. Ralph did recall from the guidelines that Planning is planning on splitting the payments into thirds. One payment would be paid up front, the second one would be paid up in the middle and one third paid at completion. The amount of money you receive

is the amount that your expected to contribute. For example we have a sliding scale of contributions. If the homeowners have a certain income level they have to contribute thirty percent of the total cost of their project. So the homeowner has to kick in that amount of money first. Then, the city will fill in to the first third, the city would fill in the second, third and the last third. That seems to be the only issue that I remember from the application. Robert stated that his understanding was that they agreed that there should be a sliding scale for participation of owners based on their income. The only other thing that we require of all projects we will be looking for an acknowledgement sign while the work is going on and some sort of small plaque on the property once that's completed. What we need to do is make the decision when we put the conditions on this proposal what we said was CPA money goes in at the end of the project. Clearly what they proposed while reasonable is not what we had said. We need to decide whether we are going to be changing the requirements that it's one third, one third, one third with whatever the homeowners portion going in with the initial third. Planning was pushing for a fifty percent up-front payment and we compromised of a one third up-front payment and I know when we had last spoken we were talking about no up-front payment. This is sort of a change in what we last talked about and that's why we have to bring it up to a vote. Robert asked Ralph to make a motion to that effect so we can make a motion. Ralph made a motion that we add as a stipulation to the office of Planning's proposal that the homeowners will be paid out in one third increments with one third of the money coming up front, one third halfway through completion and one third when the project is completed. The homeowners could expect a contribution amount will need to be counted as part of the first one third. They will have to contribute their money first and the detail of this is outlined in the draft application that was sent over from Planning. David second that motion. David did state that the draft that the planning board sent over was very well done, very organized. Ralph and I had a few concerns and they have sort of agreed to meet our concerns and overall I think this is a fantastic proposal. Robert stated this is a vote to change our previous restriction on the program to meet Ralph's motion.

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

Robert then stated that the next overview is an update from Fiscal 18 and 19 projects that Karen will give us.

Karen began by stating that last month I sent each of you the 2018 and 2019 spread sheet and it had an update for every project that had CPA Funding or CPC funding. There are several projects with a lot of details in each of them and I thought that maybe you were going to look them over to see if you have any questions.

Robert suggested that what he would like Karen to do is just go through and let's just start with the physical Fiscal 18 year projects and state if they are completed just say completed and if it's not completed then say not completed and if they have asked for an extension mention that and Laura is still on the line so all of the park projects that we know are not done she will be talking to us once the people have actually asked for an extension. Karen agreed to that suggestion. Karen began by starting at the top:

Mason Square Apartments: as we know those funds were returned.

Campanile Restoration Project: It is complete and we are waiting for Mr. Hatchet to send an executive sorry. He has requested it twice and we still don't have it. However, that project is complete.

East Forest Park Reading Garden: That is complete and the grand opening was last December.

The Invasive Plant Program: Once again complete but actually on-going. Several members of the community will be attending a tour tomorrow down by the River Front.

The Science Museum Roof: That's complete.

The Drama Studio: We are just waiting on the Historical Commission. They did vote for the local historic district. We are just waiting for the paperwork.

Robert then asked Karen if she could check to see if the work has met the Secretary of Interior Standards. I know that you introduced Steve Hayes to Shannon Walsh by e-mail so we need to know if the project has been started as far as I know. We need to make sure that they are communicating with Shannon because what we can't risk is that they end up doing stuff that doesn't meet the Secretary Standards. Karen stated that she would circle back with Mr. Hayes tomorrow to see if he and Shannon Walsh met.

The McKnight Rail Tail: This was the initial phase of the study. They did ask for an extension as most of the DPW projects do have an extension due to Covid-19.

Robert asked if they have not asked for an extension but we haven't heard from them so do we know what the status is of the engineer drawings for the McKnight Rail Trail? Karen responded that she would get back to Robert on this.

The Parsons Apartment House and the French Row Apartments: We've had some difficulty connecting with Mr. Roberge regarding the status of the projects. There were considerable delays and I have nothing new to report. Robert stated that they haven't begun the project. Robert asked Karen to please make an additional effort to contact the developer. You know I called him in September of every year all CPC's must file a report with the Department of Revenue on the status of all of their projects. I e-mailed the developer and then called the developer to say that I needed some sort of an update and I never heard from him. I put in a good faith estimate with the Department of Revenue. It doesn't bode well if he isn't responding to his funding sources. Ralph asked Robert if we need to run an extension for them? Robert responded by saying we (the Committee) won't be voting until he asks for one and noting that (Roberge) was funded last fall so his contract probably expires November 30th,

2020. The project is way far behind partly because no contractors could be working in most of the Covid shut down. Robert told Karen that he did return the call from the attorney (who is working with Roberge about additional financing options).

Gunn Block Stabilization: Almost complete. A few of us went over to the Gunn Block last week to take a tour of the stabilization. Robert stated that all the work was done on the inside. The building was in the state of collapse and the outside still looks frumpy but the inside is not collapsing. Ralph stated that they added some columns in the inside and there are some braces in the inside that are tied it to the outside with steel rods so that is preventing the exterior walls from collapsing outwards. At this point Chris Russell assured us that the property is now stable and he is looking to move forward with trying to offer it out for development.

The Gunn Block as well as his other project **The Work Hub**, the female seminary building on 77 Maple Street both of those projects requested extensions that you will be voting for tonight. The Work Hub is asking for a two year extension.

Veteran's Memorial Garden in East Springfield is complete. They were able to install the benches and they did the brick pavers around the monument. They also did some landscaping there. We will be putting together our summary report and getting that to you as soon as possible. We did have some delays due to Covid but that one is complete.

Riverwalk Signage: (Laura Walsh) We were able to finalize the location and get dig safe completed, that was the only step we were waiting on to get those panels installed so there was a delay on that. I can happily report that as of all twelve interpretative panels have been installed along the walkway. We did have some additional funds remaining in the contingency for that project.

As you know, we received donations from Columbia Gas and the Springfield Water and Sewer Commission for additional panels for the total of we will talk about some of the utility along that line and the history there. There are additional design keys for our graphic designer to

have that worked on so I'm hoping to hear this portion of what is remaining in the contingency towards that design fee and the remaining will come from donations. Once those get finalized that would be phase two and we will put those panels in with the donation funds.

The Trail Head and Signage Project: (Karen Lee) This is a conservation commission project that hasn't really started yet due to delays in the contract. He (Kevin Chaffee) just received notice about a month ago that this project is good to start. There was a real mix up with the contract being lost in various departments. Kevin is starting the project and contracting for the signage. (Laura Walsh, Department of Parks and Recreation offered updates on the Parks projects).

Godfrey Triangle: (Laura Walsh) That project is about ninety five percent complete. We were able to do the walkway around the monument and put in a few benches and some landscaping and it really has made a huge difference. To highlight this monument I know the neighborhood has been very dedicated in wanting to make sure that this area is enhanced and restored. I have gotten a lot of feedback from them, they are excited about the improvements. Some of

the additional items that are outstanding and will be completed this week we will restore the sign that was there. That is going to be installed hopefully tomorrow but if not on Thursday. We will then be wrapping up some final project matters they are looking at irrigation to keep it nice and vibrant and get that going again. It's the last step for this portion of the funding.

East Forest Park Rail Trail: (Laura Walsh) This project has had some delays due to Covid. The next stage where we were at was to start hosting our community meetings. We are looking to do that. We are working with our designer to host those meetings, figuring out whether we want to do similar as what you are doing here. Do we want a large meeting or do we want to go to neighborhood councils first? We will also meet with the mayor to give him the update on this project. Once we finish those community meetings we will have the design firm BSC Group will put together a study that will put a nicer report for us. We had asked for an extension on this project due to the Covid delays. We are looking to complete it as soon as possible. The mayor has asked for at least a year delay on our extension on the contract, we are hoping to complete them before that date.

Barrows Park Playground: (Laura Walsh) That project is all set to go again. The vendors for the site amenities such as the benches, the trash and things like that those vendors have delays at manufacturing do to Covid so things have taken a little bit longer. We do have everything on order, they are being fabricated and as soon as they are received they will be installed. We were able to get that done as soon as everything is received. We are hoping that this could be wrapped up before the end of the calendar year. But again it depends on the time frame for shipping the amenities.

Homebuyer Down Payment Assistant Program: (Karen Lee) This project received an amendment to increase the amount from twenty five hundred to four thousand per person. That seemed to work out well because there were several more people who had applied. At this time they have \$33,000 left and twenty five individuals were awarded grants at \$4,000 so they have a little ways to go to complete their one hundred thousand dollar grant. The grant is open until funds are exhausted.

Colony Hill Terrace Program-Restoration: (Laura Walsh) We have successfully completed a public Branford Public Service on those projects and we are in the process of awarding contracts to the design firms. All of that is drafted and is with the procurement office so we are waiting to hear from them that they have officially awarded the contracts and then we can start our design and kick-off meetings with the neighborhood councils. Those projects will get the design and flush out what is needed. Most likely due to the time line most having been extended a little further along than we anticipated. These projects will start their construction most likely in the spring, due to the fact that we are in October at the moment. We will finalize the design on those as soon as those contracts get awarded.

The Old First Church Project: (Laura Walsh) The feasibility study that we just received the proposals on that and we are doing due diligence to go through them with the Park Department, Facilities Department, to leave Capital Asset the Economic Development. We are reviewing that proposal and we will be able to select a designer based on that process. Those were just received this weekend.

Westminster Park: (Laura Walsh) This is construction ready. We successfully did a construction bid for the portion that you know. There are a lot of components from Westminster Park, the CPA portion on the partnership with Pride and Mr. Bolduc there are a lot of little layers here and it has all been flushed out and ready to go. When the bid opened the project was slightly underfunded but Patrick Sullivan and the Mayor found some additional funding for this park. Construction is getting ready to begin. We actually have our re-construction site tomorrow so this project will begin construction in this calendar year and we will finish it hopefully in the spring.

Trolley Ride: (Laura Walsh) I love all of our projects but I would never want to pick a favorite but I am very excited about this project. That is also one that has completed its bid for designer services and we are waiting on the contract for procurement to be officially issued then design will begin.

Robert asked if it was possible that the park department could take photos of when our construction signs are up and saves Karen from running around and take them. Obviously, we want them in the file that we had the construction signs during construction.

Laura responded by stating that they would love to do that we will be on site and we could do that. Karen, I thought of you because I was at Godfrey I got a really great picture of the CPC sign with the new walkway, the monument and the flag pole so it's awesome. We would be happy to help with that aspect. Karen thanked Laura. Robert then asked if any committee members had questions.

Robert then stated that the next item on the agenda is formally voting extensions. Since Laura is here let's start with the park requests for extensions and then we will do the two Develop Springfield requests. (Laura Walsh) For the 2019 projects they were supposed to be completed by November 2020 which is one month from now. We are asking for an extension to November 2021 with the intention of completing those projects as soon as possible and hopefully we are not going to be into next fall for the majority of them. I think it is very feasible that we will finish some of the smaller projects in the spring. Obviously, as soon as the weather co-operates that would help us eliminate having us do any additional extensions past June. We do intend to get them completed as soon as possible.

Robert then stated that what he was looking for is a motion to extend the park projects to

November 30th 2021. David made the motion to extend that all CPA related projects to November of 2021. Ms. DeFillipo second the motion.

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

Robert stated that the other request is coming from Develop Springfield for its two projects. As I think Karen reported The Gunn Block stabilization is almost complete and the other one is 77 Maple Street, the woman's seminary. The Gunn Block is requesting an extension to December thirty first of this year. The 77 Maple Street would like a two year extension, until November 2022. They anticipate it is going to be longer with the pandemic and they are also seeking other funding and regulations to back them up. They are anticipating two years. Hopefully, they will be finished earlier but rather than come back for a second extension they are asking for two years. Ralph then stated that as far as the Maple Street property they are looking for a change of use for the property. It would not change the outside of the property but they have to go to the economic council to get that approval for the change of use. They originally envisioned the

property to be shared workspace. They believe that with Covid nobody is interested in sharing the work space so they would like to just develop that property as regular office property.

Robert asked if we could have a motion to extend Gunn Block to December 31, 2020. The 77 Maple Street to November 30th, 2022. Ms. Rodriguez made the motion to extend the Gunn Block contract to December 2020 and 77 Maple Street to 2022. Mr. Finn second the motion. Ms. Defillipo had some concerns about extending it out two years. Could we put something that we get some type of updates just so that we have something we know what is happening within a two year period. Mr. Carroll stated that I think their contract calls for quarterly reports. If not let's put that in as an amendment to the motion that we want quarterly reports even if it's one sentence. We want to know quarterly what is happening with the project. Karen then asked if it's not in their contract you want it in the amendment, is that correct? Robert agreed.

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

Our regularly scheduled meeting for November falls on Election Day. Do we want a meeting on Election Day and if the answer to that is no then Karen will send out a Doodle Poll to see what works for us for the largest number of committee members for some other time in November. Our function in November is to review the Community Preservation Plan for next cycle. Karen will send out last year's plan which we now need to tweak and then adopt as this year's plan. That's the next piece of business on the work list, to tweak the plan based on the feedback received either by email and/or comments at the public hearing.

Robert then asked if he was correct that no one wants to have a meeting on November third? A Doodle Poll will be sent this week so we can wrap this up sooner and you can all pencil it in on your calendar. The meeting was adjourned.