



Community Preservation Committee

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Regular

~ Minutes ~

Kevin Chaffee

Tuesday, May 4, 2021

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on May 4, 2021 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

May 4, 2021

Remote Meeting 6:00 p.m.

A video recording of this meeting is available on the Springfield Community Preservation Facebook Page

Present: Gloria DeFillipo - (Planning Board) - Juanita Martinez (Conservation)
David Finn (Historical Commission) - Ralph Slate (Neighborhood Representative)
Terry Rodriguez - (Park Commission) - Willie Thomas (Housing Authority)
Lamar Cook - (Neighborhood Representative) - Robert McCarroll, Chair (Springfield Preservation Trust, Inc.)

Absent: Terry Mitchell (Neighborhood Representative)

Karen began the meeting by stating that we will meet remotely until further notice and the time now is 6:01 pm and the date is May 4, 2021. CPA funds can be used for Community Housing, Historic Resources, and Recreation and Open Space. The funds come from a one point five percent surcharge on real estate taxes and the Community Preservation Act Trust Fund. Tonight's meeting will be the last meeting for presentations of applications for CPA funding. You will have five minutes to give your presentation and questions and answers after that time from the committee. Anyone that wants to send a comment from any program that you see or any presentations that you see tonight please send an e-mail to CPC at Springfield City Hall.com or you can send one directly by City Hall room 412, 36 Court Street, Springfield, MA 01103. Thank you for joining us tonight and Bob McCarroll will take over and introduce the rest of the Committee.

Robert welcomed those present and he then introduced the Committee Members (as shown above) Community Preservation Committee's across the Commonwealth are required by state law that governs us that we have a minimum of five members and they must come from specific bodies of City Government. Everyone tonight will have a five minute presentation and Gloria DeFillipo will be timing you and she will give you a two minute warning and she will give you a one minute warning. Please wrap up your comments and do not do it on a run-on compound sentence that you are English teacher in High School would grade you down on. We will then ask you questions, there could be no questions or there could be twenty questions. Please confine your answers to the questions and not on things you forgot to say at your presentation. So with that being said the first presentation will be the Stone Soul Remembrance Garden in Blunt Park.

Chris Seabrooks: Stone Soul Remembrance Garden: First of all, I would like to thank the Bay Area Neighborhood Council and the Stone Soul Committee I am pleased to have the opportunity to talk about this project. In general for me this is a personal project because my stepfather, Doug Harris who was a part of the Stone Soul Committee for years made efforts to make sure that everyone had a great time and got the funding that was necessary and they dedicated their lives to black people, to our people and to make sure that we had a place in order to celebrate ourselves. For me the question is how do you leave a legacy and how do we remember the efforts for Stone Soul was able to give us and what and preserves that and so how do you build up ownership? Ultimately, there is a language and symbols that has become more popular. As time has gone on they have been movies like Black Panther, using pottery, for generations for logos and fabrics, symbols from the Ashanti People in Ghana. It is a language of symbols which represent powering words which is: beauty, patience, hope, greatness, bravery and friendship and we thought that we were unable to depict all of that. The latest rendition but ultimately to use a lot of these symbols while talking about the legacy and how do we go from here. To talk more about the work that is being done the existing walkway will remain and we want to make sure that the Pavilion is restored and the playground equipment is not aged and accessible. We want to make sure that is really one of the most important things that we can offer. In the center of the focus of the entire build is to remember Stone Soul Garden with boulders or some type of build again and possibly using a sculptural dacrya symbols, accessible ramps, re-installing and also providing new picnic tables along a new path and a and new swing sets in that area as well. It is a great project and I think it is self-explanatory and it really doesn't need too much introduction. Patrick stated that Chris did a great job in working with Stone Soul on the application and we are excited to be working with Stone Soul. It is a great way to our black community in the city of Springfield and I think it is a way that we in the Park Department we would like to put these Remembrance Gardens across the city. We could have people learn about different cultures that exist in our city this is a great way to bring that forward and as Chris said people the citizens take ownership of the

city and feel more part of the city when we construct a garden like this and we are excited about the opportunities that presents itself as Stone Soul Gardens of remembrance.

Robert then thanked both Patrick and Chris and Robert stated that he would like to point out that you have a slight technical deficiency with your application in that even though you referenced the Bay Council there is nothing in the application we ask at a very minimum that your prove to us that you told the council, like a letter that has gone to them. Even better if you have a letter back from them that says they will support it. If you can either get us a the letter you sent to the Bay Council or a support letter that is from the Bay Council and get it to us by May 21, 2021 we will add it to the application. Chris stated that he believed he resent those letters. Robert then asked Karen if she could double check I am terrible about it if it isn't in the original packet I don't necessarily see the extra e-mail including the letter of support. Chris stated that he would re-send it just to be sure that you get it. Robert then asked any questions from Committee Members? David then had his hand up and addressed Chris or Patrick. He began by stating the total budget is \$398,000. You are requesting \$248,000 where is the balance coming from is that identified. Patrick then stated that it came from Develop Block Grant funds. Ralph then had a question and he stated that he did notice that some are on the same lines it showed the CBC funding does that mean that those items are taken care of? For example the playground equipment is \$150,000 and it says CBG funding 2021. Does that mean CBG is putting \$150,000 for that playset? Patrick stated yes that he received a call last week that our projects were approved and they are moving forward. Ralph stated that the question is the budget is already here but a lot of this is sort of non-showy work that is infrastructure work am I correct on this? Chris stated yes. Robert then stated that he had a question on the budget and maybe I'm reading incorrectly because I am not a financial person but next to the Remembrance Garden Cut Stone in Boulders in the unit price column it has \$75,000 but then in the next column called the extension column it has \$35 hundred dollars. The way I thought this worked is you took the unit price times the quantity and that was the extension so am I misreading that? Or have you shorted yourself by \$70,000? Patrick stated that he could review that and we will make the correction before May 21st. Robert also added that the other thing that I didn't understand was in the task total I was under the impression that it was the total of those items that are listed in the lines below and when you get to paving and resurfacing for a grand total of \$82,000 it has bituminous on that page and then three items on the next page and all of them adds up to \$82,000 but then on the top of the third page engineered wood fiber chemical concrete curb those two items which total \$23,000 doesn't seem to be accounted for anywhere. Could you just double check the budget because I'm not a mathematician. Patrick stated that he would check it. We were having some computer when we were actually working on this one so we will review that with our internal accountant. Robert stated that he had a fear that this price total may be going up to \$100,000 because there are some omissions but maybe not. Robert then asked are there any other questions? Gloria asked is it possible to get a picture of the accessible all age playground equipment? Both Pat and Chris agreed to get a picture of the all-age-playground. Gloria stated even if it is not

exactly what you are doing but something that will give me a general idea of what it may look like. Patrick stated that he definitely would. Robert stated that keeping in mind CPG is money is playing for the all accessible playground. Gloria stated never mind. Gloria did ask are you taking down the existing the pavilion or just reinforce it? We want to restore it with the help from Putnam High School. We have also started a program with the West Springfield Collaborative and that is their trade school and they may have another team available starting in the fall as well. We could make it a schools project. Juanita said as since you are going to be sending some drawings of let us see what the actual memorial stone will look like. You said there will be boulders and plaques and is there a design for it? We would like to see it because that is the actual memorial. Chris did design one and we gave it a broad review and I can say to you that I will share it with you. Juanita stated that it would be handy because that is the most important part of the Remembrance Garden. Willie got his answer from Juanita. Bob then stated that his question is that this is a project that has a series of components and over past years sometimes we fund part of it but not the full thing. It is impossible to guess what the costs of the proponent are given the way your budget is because it is broken down by construction types. As opposed to saying fix the pavilion that is going to cost X and to build the Stone Soul Remembrance Garden and that will cost Y and the picnic table and path C is it possible to get us something that happens as you know with Angelina Park you had a whole bunch of items in it and we ended up funding for part of it. Chris then asked would it be best to get an individual piece of that? Would you prefer a breakdown? I think that what would be best as my standpoint but I would invite the committee members to jump in is just sort of say Pavilion cost, Picnic Table and Path cost, Main Path cost, Soul Stone Memorial cost, Swing cost just to get an idea. Patrick stated that the paths and the garden kind of go together Bob. The Pavilion would be the piece that didn't have a break off for this location does that make any sense? Bob agreed and added that one thing he neglected was to say in my introduction was are request this year was five million dollars and we don't have anywhere near that amount to recommend them. Not every application will be recommended and it's possible that there are components of applications that are not recommended.

Laura Walsh: Florentine Gardens Laura Walsh introduced herself to those present. Laura began by stating that Florentine Gardens is an open space terrace located in the Forest Park heights at the cozy corner section of the neighborhood. It is located in the Historic District so it is eligible for Historic Funding which we have applied for. The Parks Department submitted this application upon the request of the Forest Park neighborhood. They contacted us asking if there is someone who can help put this application together. We are very happy to put this together and we are happy to do that and work with them on this project. The project includes design and construction costs to renovate the terrace. What we would like to do there is to enhance the landscaping, provide a new fountain and get this back to an aesthetic that fits the neighborhood Florentine Gardens Terrace was established in the formation of Forest Park neighborhood it is about 128 years old and at the time it was designed that it was a three tier garden with the fountain on top and all together the height of that was 25 feet in the air. We

don't think that necessarily it is feasible in today's climate and what works best with maintenance and functionalities the proposed plan is to keep the mounded effect of the center and landscaping there and keep a tiered fountain at the top of that just to honor the history of the area. I learned about this history on showing an assigned how this neighborhood was formed and the central part that was Florentine Gardens and that is at the intersection of Spruceland Avenue, Cherryvale Avenue, Florentine Gardens and Beachwood Avenue. This is a route that people take from all sections of the Forest Park neighborhood to access Forest Park so it is visible by pedestrians, people walking their dogs. We are looking to add some benches for the neighborhood to use. The Florentine Gardens is the sight of almost every other year there is a neighborhood party from the Forest Park Civic Association and their illumination night and they will be going into their fortieth year of celebrating. That is a neighborhood block party and Florentine Gardens is an essential part of this neighborhood. It is well used and well visible. We are working to add irrigation, benches, restore the sign and install the fountain and new landscaping. There is already electrical service at the terrace and we would like to make sure that it is all up to code and provide some additional outlets so that there can be holiday lightings. Halloween is a big draw to this neighborhood so we can see it being used for seasonal events and to enhance the esthetic of the neighborhood. Laura then stated that she would be glad to get any more information that you may need. Juanita stated that in looking at the budget I don't see a line for the benches. Laura stated that they are under the sight amenities and it is on benches and brick pavers. Laura assisted Juanita in finding what she was looking for. Robert then said that he had a technical question. Normally, in your applications you give us the deed to the property. I did not see it in this application so if it is something you are certain that you own as opposed to the department of Public Works because it is part of the street system. Laura said she could clear that Robert I believe that all do fall under the Park Department but we would be happy to look into that for you Bob. Patrick then stated that the terraces are usually city property under the ordinance of the park commission has the care and responsibility to maintain all the terraces. Robert stated that obviously the concerns that I have is making sure that it is under your control and the DPW in doing some traffic improvements. couldn't they decide that in ten twenty years down the line that they want something else there. Since it is legally their property they could do that. Patrick stated that we can see if our law department could provide a document that states that and we will check into that. Ralph said that the application is under Historic Preservation to the there is no sort of proposals and there is no Historic element there. So, you aren't proposing to go back to the Historic design either, so how is that a Historic project? Laura stated that included in the application is the design as well. Included in that we will bring on a Historic Preservation Consultant to help us with this design to make sure that it reflects the history of the area but it also puts in a maintainable with today's maintenance crews and making sure it is feasible. They don't want to put in something that we aren't able to maintain we want to pay homage to the area. We know that it is a historic area and the original fountain was removed in the 1940's. At some point the neighbors put in that cement and that fountain didn't work it was just put there for

aesthetics. What we really want to do is pay homage to the history of having a fountain in that area but making sure that we can maintain. It doesn't necessarily mean that it meets our needs today and the design that we put in to honor that history. It will also include a history graphic sign that explains what we are doing and why. Hoping to honor the history and also reflect the current needs of today. Robert then stated that he would like to piggy back what Ralph said. In terms of with Historic Resources we can preserve them which means making sure that what currently exists isn't falling apart. We could restore them but what that means bringing it back it's appearance at some point in its history. You do that based on old landscape plans or sketches photos or written descriptions so I guess my question is there a photo of what was there like the fountain in 1940 because if that is the case we should be looking at that kind of fountain. What is not restoration is when you gussy up a space to twenty first century taste. Laura stated that she understood in the course of putting the application together we have yet not found a photo of the 1940's or previous times. We are continuing to look for that if you are very familiar of the history of Springfield Bob so if you have any suggestions on where we can look to find that we would like to honor the history of the neighborhood and the fountain. If we want to replicate it that is something the neighborhood would support it and we could factor that in our design. Obviously the archives the wood museum has a great photo collection. I don't know if they have something that catches that and the 1939 photos that the building department which have more photos of buildings. But who knows if they could have caught a corner of it. Laura stated that they would do their best to have it ready for Robert by the twenty-first. Robert then stated that Ralph had something to say. Ralph began by stating just along those lines is the application could it also have the box checked as a recreation area? Laura stated that there are many people in the area, especially the youth that use it as an open space area to gather and recreate. I think the kids could make it in either category. Juanita stated that since you have five benches it could be past recognition. What about the Forest Park Civic Association they may have photographs if they have archives. I see Ralph shaking his head, no photos. Laura stated that they are doing their best and we are looking I grew up in this neighborhood and it was right around the corner from Florentine Gardens and growing up they always called it the circle and that is where everyone would meet. I would love to see what it looked like in its past history and to honor it in any way would be a great project. Robert then stated that he would like to raise another slight problem. I am not sure how to deal with it. If you look at the GIS map it shows the parcel that is Florentine Garden Circle and then you can clearly see where Spruceland Avenue was truncated which clearly wouldn't be part of the historic park and then there is an area around it that is the equivalent of the tree belt in front people's homes. So not all of everything we see when we drive by there or walk by there is indeed the space. I am not sure if CPA money can go into the public way any more than if people came to us and said we want you to build new sidewalks on Florentine Gardens in front of all the houses. I don't think we would be doing that so it would be helpful to know whether any of the improvements that you are talking about are what is indeed in the public way opposed to the parcel to that is Florentine Gardens. Laura stated that I think you are

referring to the land bridge section there. Robert stated the land bridge and also the little area surrounding the white area surrounding the red area, if you are looking at the Florentine Gardens property information map. Laura stated that she was looking at the map, there is a brick walkway that goes around the entire terrace and on the other side of that there is a tree belt on the terrace. Then there is a land bridge that connects to the terrace to on Spruceland Avenue there is a sidewalk there. We can look into that and make sure that in that section it was proposed that there would be two benches. Those could be taken out of the project or we relocate them on the terrace. Robert told Laura if you could look at that it would be helpful know how much of that circumferential sidewalk is actually part of the park space verses park of the street space. Lamar asked what percentage of the budget for design and construction when allocated for construction? Laura stated that it would be a standard ten percent of the project that is on construction and it is a construction rule that your design does not exceed ten percent in construction costs.

Bob Demusis: Down Payment Assistance Program Bob Demusis stated that he works for the City of Springfield Office of Housing. We currently have a down payment assistance program that is funded by HUD's Home Program. That puts two limits on the people that are trying to buy a home in Springfield. They have to be income eligible earning eighty percent or less of varying median income. What is coming to play recently they put a HUD post cap of what HUD defines as a ninety five percent of the area median value of homes sold in Hampden County for the previous year. The problem that we found this year effective last April first through today what HUD says that 95% of the median value of a home in Hampden County is \$198,000. Over the last three months I can't tell you how many people we have had to turn away because you can't go on Zillow you can't find a home in Springfield under \$200,000 in an existing single family home. That is a strict cap that the HUD puts on us. We are looking for the CPA committee as we have in the past two years ago we received a grant. Similar to this but that was more to help us who were just earning a little more than eighty percent of the median income and they were priced out of a HUD grant. Sales price wasn't such a problem but now we are really running and we are turning tons of people away. Look in your Sunday paper in the deeds which is accessible to anybody and you won't see houses going for under \$200,000 in Springfield. Somewhat of good news, not what I was looking for today HUD announced new sales price limits for existing single family homes that it will become effective on June first and that is two thirteen add a little \$15,000 on there but you are not buying houses for \$213,000 they are few and far between. This means that we just can't contribute to help those people out to buy a house. What the CPA funds would do it does not have a sales price cap. They do have the income eligible cap that goes to 100 percent of the area median income and that is only a little bit more than the home programs eighty person median income but it is more. If somebody is just missing the HUD cap would be able to take advantage of the CPA funds where we have them available. In six months we have turned people away, our percentages have gone down and it is largely due to the price spike and it is due to lack of inventory and some of it is due to the interest rates. Having CPA funds would allow us to help many more people and I

feel we would use those CPA funds to those people who are sales priced out of the HUD funds. HUD does offer due to the last three months of sales and the average is 95% of median, show HUD the hard facts and I did.

Gloria stated that she looked at the real estate you are absolutely right. Anything in the two hundred thousand perhaps you could buy it but there is additional work that needs to happen in that house I don't know if it's worth purchasing unless you have disposable money that you can make those changes in there. Mr. Demusis stated that one other factor with the HUD program they cap it at \$198,000 and in June it will be \$213,000. That house has to be up to code and you have to inspect it to be 100 percent to code. CPA doesn't put that so in the past a house that maybe didn't pass or maybe the homeowner was getting a \$200,000 mortgage to buy the house. When we had the CPA money no one was spending \$200,000 for a house. Say they were getting \$160,000 to buy a house and then they were getting a second mortgage of \$20,000 to do those necessary repairs. CPA would allow them to help them. I couldn't help them with HUD money. That would help more buyers especially those houses that need more work let someone get another \$4,000 toward their closing and down payment assistance. Again the \$4,000 would not cover the closing costs. Robert stated that his question is that when we gave you money two years ago it was to reach that demographic that would be between eighty and one hundred percent then. The CPA can go up to one hundred percent of metropolitan median income. This time around you are asking it simply be a CPA eligible and it could go to people earning less than the eighty percent is that correct? Mr. Demusis stated absolutely. I can share this with the committee if you look at HUD Home Program which they have income limits it's every year for section eight housing, the Home Program, CDBG the vast majority of the HUD funding they come up with area median income, Metropolitan Service Area which for Springfield is Hampden County. This year a single person earning a single family household can earn up to \$47,750.00. That is eighty percent of the area median income. If we go to the CPA sight and look at what a single person at one hundred percent of the area median income it's probably like \$49,000 it's barely more than HUD speed. I don't understand why I kind of wanted to fight that a couple of years ago. Here the median is not for those people who are just priced out of the 80 percent of the area median. Robert stated let me ask you this though if we were to fund this with simply having the max as the CAP but not any minimum you think that there are going to be a lot of people who would be in the eighty to one hundred percent category that simply won't be able to avail themselves to the program because your using all the money to help the folks that are under eighty percent. Bob stated that there are a number of people that are \$65,450 for a family of four if 100 percent of the 450 by the CPA is 68,900 that is a very small number. So allowing everybody behind that \$68,900 gives everybody an even shot at it. Robert stated that CPA on the coalition web site has the new CPA income limits and I want to say that a single person household is somewhere around \$55,000 to \$57,000 and then it goes up for \$7,000 for each additional household member more or less so I would not want to see those people priced out. If indeed those limits are what I sort of given an estimate for I would not want to see those people losing the opportunity to get CPA

assistance to buy a house because more income people are using up all the money. Mr. Demusis that was great news I haven't looked at new CPA numbers maybe they are coming more in line with the global HUD programs and that would be awesome. I think the mind set of saying okay let's take the CPA just for people from eighty one percent that would be great. Let's just use the CPA money for 81% to 100% with those only moderate income people. I think part of the CPA is to help the low to moderate people. The low income people are being priced out by HUD because June first the most you can buy a house for is \$213,000. That means if they are eighty percent they can't get the CPA money. I think it's to narrow a view to take. I think its great news if it's 100% more closely than the HUD money that would be great and that would let us help a vast number of people. Ralph stated that as I look at the list that we helped a couple of years ago I kind of looked as to where they were moving from and I thought that the program went really well. People moving around from the area of buying houses in Springfield, either they were living in apartment buildings, or living in Chicopee, Holyoke or wherever. The thing I didn't have a chance to do is to see if there were any two families being bought. You were mentioning single family prices and so on. Is this program available to two family purchases?

Mr. DeMuis replied "yes," one to four and HUD gives us a limit for an existing single family, two family and three family and a four family. HUD's definition of a single family is four units or less. They also give us limits and those limits have been pretty much fine for a new construction single two family, three family and four family. Amy from Habitat for Humanity we just helped them build a house on James Street and I think it appraised at two fifty and we sold it under. Those are appraising and being okay. Some of these new houses are going for \$300,000. Modest housing, these houses with granite counter tops people are pulling all the bells and whistles that are going for \$300,000 and up wouldn't be eligible. I would imagine that we helped some people with two families. We don't see a first time homebuyer buying a three family or a four family but certainly sometimes they need a two family to help them with the mortgage. I can update the list from a couple of years ago and I will let you know of those how many were two family. Even the two families are okay, I think last year the existing two family was about \$239,000 but going more to \$250,000. That is more in line with the sale prices. We have been able to help the two family people but the people buying a single family home it's sad when I have to tell them no, your clearly income eligible, your struggling, you got approved for a mortgage, you worked hard but I can't help you because the house you are interested in buying is that you are paying too much for the house. It's not their fault, people list the house for two hundred thousand they end up selling it for two hundred twenty thousand. You can put your house on the market and you can say give me your best offer in ten days and we are going to show it once you will get more than what you thought you would be getting.

Anthony Whitman: 2612-2616 Main Street Renovations We are proposing the redevelopment of the 2612-2616 Main Street I am sure that you are familiar with this property.

This building has suffered extensive fire damage from years back and it seems like right now we are on the tail end of finally being able to restore this property or it goes to a point of disrepair or demolish. We have a slide show presentation here that I would like to go through it with you and then we would be glad to answer your questions. You can see what the building looked like I think this photo is from the 1950's. It is a very notable building. It is a very notable today for its plight as well as its Historic value. Here are some photos of the existing conditions for anyone that is not familiar with the status it is really in disrepair from water, fire and because of that the cost of renovations make is almost impossible without a combination of substance with a combination of State, Federal and Historic, and other funding. Should we qualify with the CPA funding it would be used specifically for the exterior improvements that people will see. Upon renovating this building will help in increasing housing. The outline of the budget you will see that the total cost of the restoration is in the area of a million and a quarter. The final value of the building would be in the area of three and a half million. As you can see here it is a beautiful property we hope that we can bring it back to the former days and we would love to see it as it was in the past. It is a very prominent building in the neighborhood. It is one of seven buildings in that district and we feel it would be shame to see this property go to waste or to see it being demolished. We would love to have the opportunity to receive CPA funds so that we could return it to its former glory. Robert started off with what I would call technical issues. I know it could be confusing here is a listing that CPA historic money has to go to properties that are on the state register of Historic Places. Or, the local Historic Commission has to determine to be of importance for history, archeology, architecture or culture. There is a small district on the State Register called the Memorial Square District but it does not include your building. It is very tightly centered around the Greek Cathedral. So what you need to have and you could probably do it at the May twentieth Historical Commission meeting is to get the determination from them. That your building is important because of culture, history, architecture or archeology. If you are not actually on the state register we need the local commissions determinations that we put in our packet so that we know we are helping a building that qualifies for CPA funding. The other point is what we ask is that if you have a letter in your packet that show you notified the neighborhood council of your CPA application and possibly a letter of support from them. What you have in here they supported you preferred development status and that's not quite the same thing. So you just need to send them a letter to put them on notice that you asked them for CPA funds and get that to us by May 21st. With those two technical issues I think Ralph has a question. Ralph began by asking them if they were aware that the work has to be done according to the Secretary of Interior Standards and do you have a Preservation Consultant and is he advising you or if not the CPC has some revisions to help along with that. Robert stated let them talk first then I would be glad to speak with them. Ralph asked them do you have a preservation consultant that would guide you through making the work conform to the Secretary of Interior Standards. Anthony Whitman stated that we are working with an architectural I firm right now we have another project that I have right now. I have a copy of the Secretary of Interior

Standards that's for historic renovations. Robert then stated that clearly your funding is based on Federal and State Tax credit and you really need to be working with a preservation consultant who is working with you and your architect to get you through that whole process and that helps us know because all CPA money has to be spent in conformance with the Secretary of the Interior Standards when it spent on a Historic Resource. It is a lot easier when we know we are working with someone who is doing a tax credit project because the Feds are quite scrupulous as to how they examine tax credit projects. Ralph stated that as you know the CPA works in general is that generally speaking they ask for the base structure on the property the way we go in Springfield because we find it a little bit easier is to ask for a creation of a local Historic District for the property once it is complete. Are you sort of aware and comfortable with that requirement? Anthony Whitman did state that he was aware of it. Ralph stated that he wanted them to be aware of that. Gloria asked if they were asking for \$250,000 for exterior work only, is that correct? He replied yes that is correct. Like Bob I don't do budgets too well. Is it possible to get a budget that lists all of the costs for the exterior only that totals \$250,000. Jack stated that in the budget we highlighted the exterior elements, it should be under the green column. Robert stated that the other thing and I'm sorry that I didn't outline this in the beginning of our presentation. This is the last of the applicants with whom we are meeting we will be deliberating and voting on recommendations over the next couple of months. We will probably have our recommendations for funding to City Council in September and maybe a month and their option to approve as we have recommended or not approve at all or to approve with less funding then recommended. Those that are indeed voted by the City Council we have to draw up a contract between us and the applicants. So money is not available until probably the New Year. When I am looking at your timeline if you have a new roof happening in September it will probably before the City Council votes on the awards and that could be a little problematic for us to help with that because the work was done even before the awards were made. Is there some flexibility as to when you do your exterior work? I don't think we do any work until all the pieces of funding are put together.

I don't think that all the work will be done in its entirety. Ralph then stated that this question is for you Bob. We don't necessarily stipulate that a Historic Preservation project needs to strictly follow the exterior preservation, I think preservation is in general am I correct on that? Ralph stated that if we are presuming that they have to put the roof on September let's just say and they aren't getting awarded the money and they don't get their contract until January the money if we do decide to award to them, the money doesn't necessarily have to go to the roof or say it could go to other elements that are not necessarily exterior but would work to preserve the property, is that correct? Robert stated that what he would say that in general we like to keep the CPA assistance to exterior because that's where the public benefit comes in. However, the term Preservation of a Historic resource is things that go to maintaining in its safety so the fire suppression system is indeed an eligible item. Kitchen cabinets and granite countertops are not eligible items. You are right there is some wiggle room that if the roof has

to be done before a contract is signed we could perhaps put some of our money towards some other items. However, that is not for us to solve tonight.

James Linfield: Rainville Hotel & New Court Terrace Apartments

James Linfield began by introducing himself as a Project Manager with Wayfinders. Wayfinders is the mission to light pathways to open doors to homes in communities where people will thrive. We do so through a variety of housing programs including our housing support services which provides emergency housing in a resident, rental support to those in risk or losing housing. We also provide home ownership programs including Home Buyer education and foreclosure prevention and we provide landlord training. We manage over 700 rental units throughout Western Mass and we do so with a staff of over thirty three. We are also the largest nonprofit housing developer in Western Massachusetts and we have completed forty eight projects including multiple Historic Preservations. Properties that I am here to talk to you about are the Newport Terrace and the Rainbow which are historically significant on the properties that are all located on Byers Street. We are seeking up to five hundred thousand dollars for support in these five projects and we understand that we have to come before you in successive rounds. We are also leveraging your funding support with both historic and low income housing and tax credits. In addition to the improvement of the properties and the preservation of the properties we will also be adding an elevator to the Rainville Property which primarily houses the formerly homeless. This elevator will allow this heart to house population to continue age in place and the property to continue to serve the community in place. All this information is in our package. Each of the properties have a little bit of a different need on the New Court Terrace and when it was last renovated the option for windows were quite limited. and these properties have had problems with the windows including inspectional problems they are not environmentally friendly as in containing heat. The Secretary of the Interior has upgraded its standards and the product that we are allowed to use which will be much more beneficial. I would be glad to answer any of your questions. Robert thanked James and added that one of his questions like Ralph raised in the last one our policy is to make sure that Historic Resources that are protected for years to come. That is normally done by the petitioner once they get the commitment requesting local Historic Districts Standards. In your application and you submit that there is not a need for exterior preservation for this project. So that is problematic. At this time Janes stated that here is Historic Preservation going on including the upstairs there is a lot of work including masonry to the exterior of the property including all the windows. Robert stated that perhaps he did not explain it properly. When CPA gets spent on a Historic Resource the state law requires that we adhere to the Secretary of the Interior Standards. Now you are already applying for the Federal and State tax credits. You really have to adhere to them. I am not talking about assuring them that the work done is Historically appropriate. I'm talking about what would happen in about then years down the line and either the Preservation and Exterior Preservation and restriction or a local Historic District how does that accomplish that goal. We would not want to help with what would be a wonderful project only to find out that ten years down the line you have sold it to some other nonprofit

that is less of a caring steward that you are and they now decide to they are going to put in white vinyl replacement windows when the time comes. So that is a policy that we have adopted. Our money is not given out unless you are agreeing to it. Given the fact that you suggested on the first page of the application you don't think that there is a need for it are you willing to do it. James stated that we are only concerned about any constraint getting in the way of the Federal and State constraints we are not opposed to it beyond that. If it somehow with effect in our State and Federal standards. Robert then asked any questions from the committee? Ralph began by stating that you have four properties that you are rehabbing is that correct? James stated "yes," it is two properties with four buildings. Ralph asked how does that work with two properties and four buildings? We are combining them into one project given the soft cost in applying for this various funding. It makes economic sense to combine these properties into one project. Robert then stated that in terms of the Rainville building is a building and New Port Terrace is three buildings plus a couple of parking lots? James stated that this was correct. Robert then stated that there are four historic buildings involved in this particular proposal. Ralph then stated that he just wants to understand that you are calling New Port Terrace one property but is it deeded altogether? James then stated that the New Port Terrace is deeded to New Port Terrace and all the buildings are owned by the entity New Port Terrace. The Rainville, I should call it thirty two Byer Street LLC. That is a property that we have the option to purchase that we currently manage. That will be purchased through our funding round we will purchase the properties under one entity. They will still be kind of branded as they are individually but it will be owned by one corporation. Ralph stated that he understood that don't know how relevant that they are all in the same deed. I have seen properties that are across the city and they are all on the same deed. I just don't know why someone would do that and they sell them all together it is one big deed and they aren't even next to each other. Given that there are four buildings here do you plan on doing two buildings this year and the others the next year? We will be on a tight time constraint once we receive funding it will be all the buildings will be worked on. Our projected completion is fourteen months from start to finish. Ralph asked along those lines it is a request for four thousand dollars and it also says multi-year funding so are you asking for \$500,000 this year with potential to ask for more next year? James responded by stating that we would have to come each year before you with successive rounds your limit would be \$250,000. Ralph said he sees what you are saying. Robert said that you raised an interesting question in here that normally a project usually a building. It usually isn't four distinct buildings so who knows. There may be some flexibility there. Robert asked James if there were any affordability restrictions already on these units? James stated yes they are they are all up to affordable housing up to sixty percent across the four buildings. Robert asked when are those restrictions expiring? James stated that he believes we still have restrictions for an additional twenty years. We tend to agree to do a twenty year perpetuity in any of our projects. So when we go into a new funding round they will be in perpetuity. Robert stated that the reason why he asked that is that the Community Preservation Law which I think of a standard and your CPA money to

renovate Community Housing just that term for affordable housing unless the affordable housing was acquired or created by CPA. It maybe that if we are looking at assistance to you we are looking at it using the Historic pot of money as opposed to the Community Housing pot of money. On the other hand there may be some wiggle room that you can do Preservation Work to an existing affordable housing project. Preservation work to the walls to make sure that they are weather tight, work to the roof, fire suppression, this may be something delicate We have to handle but that is why I am thinking Historic Preservation is probably the route to go on this. That being said it would be helpful to have sort of a breakdown on the exterior items so we know what they add up to and let's say the fire suppression is the most on the inside because that is clearly an eligible to preserve a Historic resource. James asked should I be submitting that to you? Robert responded by stating yes it would be good to submit a budget that gives us an idea of what are the eligible and your exterior things. What are the improvements on the Historic Buildings on the outside including the roofs, include a fire suppression system and we will be checking with the CPA coalition in Boston to see if they agree with my thoughts that Preservation Community Housing you can do some very limited things that keep the building as water tight. The end date is May 21st.

Aimee Giroux: 332 Bay Street Springfield Affordable Ownership Aimee Giroux from Greater Springfield Habitat stating we are looking for some funding to fill a gap for a project that we have on Bay Street. This will be the fifth house that we have built in Springfield and our 68th affordable home project overall, so we are excited about and we actually we just broke ground and the footings are in. The family has been selected and they are really excited to see work on their project. This project is something that we have been doing with partnership with Putnam Vocational. It was actually supposed to start last September but due to COVID we put it off on hold because students wouldn't be able to come on sight. We are moving right now and come September the kids will be out there to help us. They helped us with another project on Orchard Street which was highly successful and we actually have hired on a couple of students after they graduated to work with us over the summer and stayed on and that has been great. The biggest problem that we are having right now as many of you may or may not be aware there is a huge increase in costs for construction supplies and lumber. When we had originally priced this project which was prior to COVID and now as we are looking forward it has a major GAP in what we were looking at. Industry wide construction costs have sky rocketed over 100 percent for some products. We also in the past had a lot of things we could have donated to them and we are finding that some of those projects that we used to be donated are not available at this time and a lot of our suppliers short on their inventories and they can't send us anything because they don't have anything to donate. We now have to purchase things that in the past we didn't have to purchase. We are just looking for some gap funding here so we can keep the project moving forward. Robert then stated that just a little technical issue once again you have probably heard me say we ask that there is some evidence that you have informed the neighborhood organization that you are applying for CPA money and I didn't see evidence of that in your application, or what's even better a letter of support from the Neighborhood

Council. Aimee stated they did attend a McKnight Neighborhood Council Meeting I can get something from them typically when we are doing any of our projects we do that and we talk to them about it. I can get some reference from them. We also have a letter of support from the Springfield Housing Authority, because they stated on the application that we needed a letter from them. Robert then stated that your good on the Housing Authority and we don't need a letter of support from the neighborhood because that would be giving them veto power over what we recommend. What we do ask is proof that you have at least informed them. Robert stated that you just have to give us that. Gloria stated that you are requesting \$50,000 what is \$50,000 dollars going to go to specifically? Aimee stated that it is specifically for lumber supplies. Gloria then asked Aimee if she has bought the lumber supplies yet? Aimee replied by stating that they have not purchased the lumber supplies yet. We have gotten our price quotes and that's pretty much the difference of what it usually costs us in the past and what it will cost us now as an increase. Gloria then said this will not go to City Council until September as Bob said we don't know how soon they are going to approve it, if it is approved if it's fast forward will you be able to hold out buying that lumber? Aimee stated that where we are at and with the supplies we will need lumber or drywall we are moving forward with that so that when the students come back in September. We will need to buy what the students need when they come back. Right now we are working on the framing and lumber for that. At that time we are hoping that we will be at the point of drywall and interior finishes like the front porches and all of that can go on secondary and the framing so it's really going to depend on the time table but if we purchase now we will have what we need. We know that we are going to have these additional costs that are coming through so that we can finish the construction materials are. Gloria then stated that they can't purchase the products now and then get reimbursed from us right Bob? We certainly have not done that in the past I can check with the coalition on that. Aimee then stated that we purchase everything up front so that whenever, after the time of contract we would only be submitting for the reimbursement for the products purchased after that time. Anything that we purchase now we use the funding that we already have. Aimee then stated that she may order materials now but not get them until September. Robert stated that he had a generic question in terms of: When Habitat acquired this property it had a period Victorian House was probably frumpy that was then torn down. Now you want to put up a new house which will lack the scale and the architectural detail of the house that was there. Does Habitat no longer renovate houses? Is everything geared to a new construction now? Aimee stated that they will renovate a house it's for our mission and for our families affordability but the house that was on that property was way beyond repair because we are working with families that are only between 30 or 50 percent of Varian income they would not have the ability to maintain a property or purchase a property from us after it is done. So we are looking at that we have renovated some homes when we know we can bring it in, something the family can maintain and afford. Ralph stated that he had a question: I guess this is for both Bob and Aimee. I was on the Historical Commission and I recall how the community when they would come in for a new construction and the national register district need a section 106 don't you

use the funds for this work? As far as what we have been told by planning this lot does not need any historical designation for it. It is outside of the area. Ralph then stated that there is a local Historic District in McKnight and there is a National District in McKnight and National District doesn't do that particularly for privately funded projects but once the money is involved and I'm not necessarily even necessarily involved in what CPA money work in this case there needs to be a section 1062 and usually what happens is the property goes in front of the Historical Commission and the new construction goes through design before they say this property isn't the right scale or that type of a thing. I'm a little bit surprised that this occurred in the National Registry and I could be wrong on this but that's why I'm kind of leaning on Bob a little bit. Robert then stated that first of all I'm not sure that Habitat uses Federal Monies. Robert asked Aimee no Federal money, no CDGB monies? Aimee then stated I have never seen any CDGB from anybody. The only Federal money that was taken has been Home Funds from the city of Springfield that is the closest thing to Federal Money that we have and that is usually a past due. That is nothing that we apply for directly from the Federal Government. Ralph raises an interesting question we have only had CPA this is our fourth funding round so there is always unanswered questions that we are learning to. This is a National Register District the CPA state law requires that projects we fund comply with the Secretary of the Interior Standards. What does the Secretary of the Interior Standards say about new construction in a National Register District. Robert stated this something we might have to check on. Ralph stated that it might not Bob because it isn't new construction. I am weary about this because I don't think that there are any restrictions for a National Register District. Aimee then stated that it was donated to us by Wells Fargo Bank after they had tried to put it up for auction and no one bid on it so they donated it us, we demoded it about two years later after the donation came in. We did take a walk through to look to see if it was anything we could restore but it was just way beyond anything that we could do and the footprint of that building just wouldn't work to make it an affordable property for one of our families. Ralph stated that he had heard that before and that Habitat for Humanity is sort of moving to a model where they are avoiding older buildings. They feel that the older buildings have more maintenance costs for homeowners and they are looking for new construction. At least someone will move into that property and nothing will break for about ten years or whatever. Ralph stated that this is a long drawn process and we are sort of coming in at the tail end so another words six years ago a property was purchased and demolished for a Habitat House and there was no request for CPA funding. The question I have is that counter to the Community Preservation in other words if this project came into we have this house, we are going to buy and we are going to demolish it to build affordable housing is that in the line of preserving the community. Thank you for answering the questions to whether or not Federal Funding or CDBG funding was used and they are not there was no section 106 which is required. Aimee stated that there has been no outside funding based on this property.

Jeff Gurney, Classical High Façade Restoration I am Jeff Gurney and I am the property manager and joined here this evening with Ron LaBarron who is also available for any

comments that are needed and to answer any questions that you have. The first thing that I obviously want to do is to thank the Committee for their time and for looking at our application for the Façade Restoration at the sight. We did have an application in last year which was declined but we are here to present a model this year that we think fits for the CPA and we are hopeful for the funding of the Façade Restoration. There are two elements and it is pretty simple project which is the masonry surfaces of the exterior of the building are in somewhat desperate need if you will of restoration. There is declining brick, declining mortar as well as some of the limestone façade and a bit of the granite work on the sight and it hasn't seen restoration for what is about a forty year cycle. Generally speaking in that industry forty or fifty years pass on the structure as fine as that building is it is in need of work. I would be followed by a cleaning of the building which in part is a chemical cleaning not sandblasting or other type of method but a chemical cleaning and in some cases just a wash of mold and mildew and such. The proposal from the building if you don't know it Classical High School is at 235 State Street and it is in the Maple Historic District across from the Springfield Library and the Springfield museums. That area it has seen some impact by Historic Renovation by the Springfield Library not too many years ago. For the repointing of that building with masonry work and cleaning which has a tremendous impact on the area and hoping for the same at Classical High. The project application for funding is a request for a three year program. Both the scope of work and the three year schedule and the funding that is available and we are leveraging from the trust itself will meet that type of a schedule very nicely and allow them to take care of other components and their infrastructure with house money that they have right now as well as a loan outstanding that they have right now. The other things I mentioned is that the application meets almost all of the Historic preservation priorities and seemingly all of the general criteria of the CPA. I do want to mention a couple of things. Last year it was noted that the particular application in front of the CPA was determined in part to be somewhat more maintenance friendly than Historic Renovation. Perhaps we would not disagree with that in whole we modified that to again be very particular to just the masonry surface and exterior of the building this year rather than looking at the window work and other things that were last year. One of the other items of particular concern is that the impact of the issues within the community and that is really something that the trust feels very strongly about the benefits of the thousands of people that have passed through the hallways there and the one hundred and eleven Springfield residents that live there now is one thing but the people who in list in the Museum that is inside of Classical High and visiting the Park Gallery and there are many public Conditions I that happen inside the building that was built in I believe in 1897 is the structure. In closing the expected outcome is to once again that this long term repair is affordable of Classical on their own in a forty to fifty year cycle and a tremendous boon to the community. Robert then stated that there was a minor technical issue I did not see in the application any evidence that you notified your neighborhood organization for a letter of support so have you reached out to your neighborhood group already? Ron may be better to answer that but we

did and we did have letters of support last year duplication of those were going to those people should not be a problem this year to turn those into you folks. Unless it came in a separate e-mail that Karen sent out having received it would be good to have nothing else a letter that you sent to the Quadrangle Civic Association notifying them that you have applied for CPA for masonry work because it is a different project from last year. Better yet if they want to send in a letter of support for this. I don't think we can recycle last year's letter this year because these are two different projects. Robert then stated that other question I have is that we can't guarantee that if you recommend something this year that we will recommend next year. If we were going to fund you this year what exactly is it the State Street facade you will do or is it the Temple Street facade what would we see done if we were to recommend this year? Ron LaBarron stated that hearing this briefly it is a previous application I actually entered in the hallway and spoke with the contractor minutes ago and he feels strongly that the contract would be parched out in the very manor that you just mentioned. Do work to sections of the building, there are two internal court yards that are separate and distinct for the rest of the property an exterior component and or that different planes of the building can be approached. There is also a manner of approach for the masonry that can be done separately and distinct from the cleaning. What occurred to brief an area repointing or reconstruction of some of the limestone areas and to clean that separate area we can and at the very end of the project which is about \$90,000 dollars of the \$200,000 plus project that is a separate cleaning. So the job can be parched out in several ways that would make sense that is if bonding wasn't available in whole and funding was only available in part between the Trust and the CPA that could work. Robert then stated that he wanted to make it clear that recommending funding this year it does not automatically what we are recommending funding next year. This year's committee to decide what next year's committee is going to do. Ralph stated that his first question I have is do you have someone that is familiar with Secretary of Interior Standards and a staff that will guide you through the process? I understand that you are going to repoint but it doesn't mention what kind of mortar that you are going to use as it is an Historic property and there seems to have bricks that are missing. How are you going to source missing bricks in that case and there are also some sandstone that is missing and how are you going to repair those problems. Ron then stated that we have some jobs in that arena years ago and I just happen to be a licensed in both Massachusetts and Connecticut as a construction supervisor. I am also a rehabilitation specialist and have done similar projects like this and supervised them as well. I am familiar with all the process and the standards and I do think that a portion of funds is probably from in house I would think it would be available to have an architecture or an engineer to have a hand in the job. I don't think it is expensive hiring the right contractor and the contractor that we have right now although we are looking for others particularly Springfield based contractors the one that is presented to you has thirty five years of experience. I did quiz them on their ability to resource the bricks, blocks, limestone and they were very competent. I am quite certain that Ron and the trust will pack the play in hiring a specialist to supervise. Ralph stated that one of the problems that we have had when we

approved Historic monies and then we had one of our consultants review the properties and that consultant said there were no specifications whatsoever here so I guess I am going to echo what she said to me. She would say in a case like that there is nothing here that explains what kind of brick you going to use you, what kind of mortar are you going to use, what kind of sandstone are you going to use and in order to make the contract work. Would you be willing to make a list with all the details of what is actually going to be done. Ranging from the color, the mortar and where are you going to resource these materials? Ron stated that it is really fair and I actually think the preponderance of that could be easily produced before the May 20th date.

My discussion with several of the contractors and a lot of that has already been mentioned. We didn't put it on paper but we could put on paper and should be able to produce it before May 21st. We also want to know that we have the product that is going to match. Ralph then asked: regarding the line that states: repoint, repair and rebuild as needed in small courtyard red brick what exactly does that reference? Ron answered that there are two courtyards one is actually the former GM that now houses court parking and there is a smaller internal courtyard that is all red brick. It doesn't have the yellow brick as you can see on the exterior, that his reference. The proposal is curt and brief and to the point and we can expound on all that. The contractor is well known. Robert then suggested that by May 21st you get us an idea of different options that can be worked on with one year's worth of funding. We can't commit to you for three years of funding. Bob stated that the more public doable the higher in mind the public benefits. Work to the façade is more important than to work with the courtyards unless they are in the fate of collapse in which case that is the preservation of the building. Please get us something so that we have an idea so that if we were to recommend this what would the public want to see out of \$50,000 out of CPA funding in 2021.

David Gaby: Highland Rail Trail David stated that he had a relatively simple presentation this year. It is related to the McKnight CBC proposal in that it envisions the Heritage Rail Trail as part of a comprehensive Heritage base. For a revitalization strategy for the central and western parts of the city including the downtown area, and we will refer to that. We feel that the proposal stands on its own as well. We know that considerable funds have been expended on rail trails without tangible results so far. Perhaps the most experienced bicycle riders active locally I am trying to bring this proposal to focus on the need to create a facility that is actually useful to the community as well as integrating into a broader strategy. This is seen as working on two levels. First, there would be a rationalization of the Rail Trail program as it applies to the Highland Division. The two separate facilities which the committee has invested in do not connect to each other or to downtown. We do not why the center proportion is being omitted. Accusations of discrimination have been made and we see no proof. The information has been made also by components that the facility now plan will now be extended in the future but decisions have been being made that might make this difficult or impossible. David asked Karen if she could post those two pictures and Karen stated that she has all of the PDS that he sent me but they are not in this slide show. I am not sure what we are going to see. David

stated that it is not relevant to the rail trail parking lot. David stated that what you see is the parking lot that has been recently constructed at the Mason Square Apartments. This is a project that was partially funded by CPA funds. They have on both sides of State Street constructed parking facilities that are immediately on the Highland Rail Trail division and we are concerned that similar continued development will continue to capture the use of these properties parking parts of these will make continued facilities possible. This second parking lot that you see is the one on the north side of State Street. You can see Bergan circle in the background this is the Rebecca Johnson Playground. We see that action should be taken now to insure that all sections of the right away will develop in a way to create a facility that goes somewhere and still be actually usable for the riders that are trying to get somewhere typically. It does not end up to being a dangerous semi abended folly. Like the one that has never been completed by the Connecticut River. This grant that we are asking for which we would like to go to the Park Department is the first step in the process and would protect the investments in the time and money that have been made. Secondly, the interest in investigating the potential of developing a facility that would highlight the city, the rich history of the manufacturing of rail cars and trolleys due to the work of the Wason facility in the North End. Among the photographs that Karen has been sharing are showing a couple of trolleys operating at the turn of the century in the immediate area of the rail trail at Winchester Square. To display either the restored Historic Wasson Cars or reproductions such as they have done in Lowell. We aren't sure of the requirements of the CPA but we feel this would be recreational as well historical. Many sites around the country have used Trolley Cars as a basis for recreational facilities and we have at least three of them in Connecticut as well as one in Massachusetts. I'm summarized in this presentation was Charlie Knight who narrated most of this. Thank you. Robert then stated that first of all the little administrative stuff the application contains nothing that implies that this proposal has been is in to either Old Hill Council or Upper Hill Council and they are not aware that you are applying for it. So we clearly need some kind of proof or a letter of support proof that the appropriate neighborhood council would have been informed that you are applying CPA money. Secondly, we can't fund Historic Items without a determination from the Historical Commission that whatever it is that you are asking for is under Historic which is indeed a Historic resource. So we need that kind of determination and the Park Department we clearly need to see something that the park department saying that their and that they are at least aware of it and interested in it. By the twenty first of the May we need the Neighborhood and the Historic and Park letters, okay? With that being said I will see whether there are any questions from other committee members? Ralph is it fair to say that putting aside the Trolley aspect of this that this request is for \$25,000 to study the extension of the Highland Rail Trail from its entirety where it enters Springfield and where it leaves Springfield? David stated that yes you are basically correct to where it leaves Springfield. Robert asked let me ask you this. It is not to study the two components that are already being studied, it's the study from where you get from the McKnight part of the trail to downtown; and to get from the McKnight part of the trail closer to State Street to the Forest Park/East Forest Park parts of it. Is

that correct? Mr. Gaby stated that Robert was correct but it sort of implies that there is a totally if you combine the four pieces. There is a piece from Armory Street west that goes to downtown that is being studied now. Then there is a piece that is not being studied and there is another study that is being that starts at Hickory street that goes to East Longmeadow. Ralph stated that they are being studied to design on some of them. Just to continue my thing I just want to bring up another point although we did offer money to the Indian Motorcycle project and they declined. Mr. Gaby wasn't aware of that. Robert asked if there were any other questions? Gloria asked David where did you come up with the \$25,000? There are no estimates in here from a company that might do it. No, I had a general conversation Mr. Sullivan a couple of years ago and recorded it to Charlie and we felt that it was a good preliminary figure be are not really sure. Gloria told him that it has to definitely to be decided upon. I know in the back of here you have a map that is the new Heritage Rail Line is it possible to just get a little more detail on the map because I'm trying to follow you and I am not. I apologize for that. What sections are not connected, maybe a red or another color. Robert asked those present if there are any other questions from the committee. There were no other questions.

David Gaby: City of Homes Living Museum I have been asked by my committee that it is not that this is being generated by our group fest but by assistance and support having not only grown up in the McKnight area in the City of Springfield but also worked in Preservation for a number of years. What we are proposing that we should modify that and we will do that by the twenty first. What we are proposing is a balance to approach to an overall restoration with a plan and interpreter plan for the McKnight neighborhood as part of what we are calling The City of Homes Living Museum. This includes improvement of the former Tibby Mansion on Beaudoin Street for use of a welcome center and it includes interpretive signs similar to the ones that were previously funded for conservation areas. It will improve certain common area improvements which was sent with the application an illustration of dummy mite that are the type that previously existed in the center of McKnight located at the top of the triangle at the intersection of Dartmouth Terrace, Worthington Street, and St. James Avenue. In addition we are including the Magazine Park and the restoration in front of you. After we submitted our application it came out that a parallel application came for the improvement of the McKnight of the Magazine Playground was also submitted. We have not seen that and we could think of that as a second motion. We are concerned at that location besides being recreational is also the location of the original parcel of the United States Congress. We think it should be designed as part of the Historic Neighborhood and not the conventional playground as well as conventional equipment. At the same time you want to focus tonight and bring the Committee up to date on the discussions we have had with the City Council and long last with the weight of the Law Department there was an objection to our initial revolving fund and the Committee was good enough to commend in 2018. We still feel that there has been (in the lack of emphasis on support and national recognition of the national registry district leasing on the

house on Bay Street that there has been a lack of emphasis of supporting important registration in the National Registry.) We are just completing our house on Bay Street that we preserved it was going to be demolished or the delay ordinance. Just this afternoon I just finished talking to with Tranquala and we would like to move forward with the committees support with the revised program for the revolving loan which the Law Department is now comfortable with. Where we identify particular houses which we identified in the materials we submitted to you and we work closely with the city primarily fund the vendors who are working on it.

Robert thanked David and first of several technical things that we have to resolve: If you are claiming that the traffic light is a Historic Resource we need a determination of the Springfield's Historical Commission, that it is Historic. If you are saying that the Carriage House on Westminster Street is a Historic Resource we need the Historical Commission to tell us that it is a contributing part of the McKnight National Register District. Obviously, if there is any work on park land we need to know that the Park Department is aware of it, it's not in favor of it. We need evidence that you at least told the McKnight Neighborhood Council that you are applying CPA money. It is always good to have the letter of support but that is not required. We need those things by May 21st in order to go forward with even discussing this. David stated that he felt they could accomplish those requests. Robert then stated that he would start off with a question. Secured funding sources you've got Co-Operative Development Institute, Inc. for Half Million Dollars. You have a secured funding source from them? The response was "Yes, actually it has been expanded and we are using it right now. Robert asked him if he could get something that says that? Once again, secured funding in my mind means that there has been a letter from this group and we are committed in helping you for X amount of dollars. The response is that I can get you a new letter. Ralph then added that there are a lot of items here on this and I wondering if there is any way that could focus it a little bit. What I'm getting is there are a lot of little things but they are not really well specified. For example: The Historic Restoration Loans & Grants mentions that it is targeted towards the Bay Street Property and you mentioned a property on Dartmouth Terrace. Is it that you are asking for sort of like what you would be asking for two years ago? Is it the same concept that this is just a Historic Grant program? No, it is not a Historic Grant Program essentially what we are looking for is to set up a program where funds can be used to assist restoration of a house while possibly matching other sources. We are trying to apply for the National Park Service for one of their programs as properties change hands as people's families evolve many times in the past the City has given people very generous grants some of them fifteen, twenty or thirty thousand dollars. Basically the family may have been elderly and the generational change happened and they sold the property and they were rich by community fund assets. We are looking for those funds to go back to a revolving fund that could go through the Committee. We want to work with the Preservation Committee how to use those funds in the future and they can come back into essentially useful at some time in the future. In addition to that according to what attorney Pikula said we could not establish our program and the trustees and the Preservation program let us have money to give a fund out to the people who need it. We were told that this was not

acceptable that we have to identify which house was receiving funds and to what degree and under what terms. That has to be approved by the Committee Preservation Committee and under what terms. That is what we are doing at this point. Ralph stated that in this application probably four or five different things but none of them are really full of details. You have mentioned the organization and grant programs and you lose the property but there is no detail.

There is restoration of the sledding hill at the Dingle. Presumably, it is owned by the City of Springfield. So you are asking for Fifty Thousand Dollars for the restoration of the Dingle it is more than a conceptual request rather than a hill request. Is there any way you can just focus on one or two of these and make them very detailed rather than putting out a smorgasbord of very superficial requests. Dave stated that he can do that by the twenty first. Gloria stated that she wanted to piggy back what Ralph said. There is a lot here that really needs to be separated into individual projects. For instance you say funds are requested to support actual costs of improvements to welcome center museum of the Kibby house. That is very interesting. There are no pictures and I want to understand when I pick this up and have an idea of what you are talking about. Pictures and budgets for each individual project that you are asking here The Architectural Craft Center as well as the Washburn House, interpretive signage in the Historic District, all of those okay? David did state that he could do that. Gloria stated that when we do these proposals there are so many of them and as Bob said we have a limited amount of money and many of them are requests of over Five Million I think he said and it helps to be very specific. This is the Kibbe House and we are going to do this, this and this to it. It takes the guess work from us we do not want to guess what someone is doing. David stated that he would be happy to do as much as I can. Juanita stated that this isn't a question Dave rather than something to be helpful. If you follow the application step by step it will be easier for you and for us to read it. That will help you out it will put your thoughts together in a way that would be easier for us to read. David responded by stating okay.

Robert then stated that we have finished with the presentations. Karen stated that the Gunn Block withdrew their application so we have one less application to consider. Juanita asked Karen did they say why they were withdrawing? Donald Mitchell said they had another project that they feel is more in line with what they want to do so for now it is cancelled.

Robert then stated that the next thing on the agenda is approving the budget for next year. This is the budget that on July 1st of this year. Every year we have to present a preliminary budget to City Council. That budget has to include what we think is our revenue the tax levy, what we think will be the share that is coming from the Commonwealth. We have to put ten percent aside for Historic Resources, Ten percent for community housing, Ten percent of Open Space and Recreation. We can spend up to five percent on administration. So what you can see there is about a million six plus what we are expecting to get from the local sir charge based on the revenue that had come in this year. Based on estimated FY21 revenue and we are expecting Five Hundred and Forty Thousand Dollars more or less. The DOR has advised us that

all of the CPA communities could expect 32.3% contribution coming from the state based on what we had earned, what we had raised in the previous year. We have not included this in the past budget but we are entitled to the interest on our money that is invested by the city, and so the estimated CPA revenue for the coming fiscal year is Two Million Two Hundred Twenty Six Thousand. We are putting ten percent aside with various required reserves. There is the administrative breakdown and that also leaves Fourteen Thousand unanticipated administrative event and expenses and that leaves us with a Million Four Nine Eighty. Nine Eight. That can be used for Community Housing, Historic Resources or Open Space and recreation. Ralph stated just to be clear this represents the budget that we will receive this year 2022. This does not reflect sort of our balance because last year we did not grant as much money as we had available to us. So we have another set of books so to speak that tells us how much money we have available to give out, right? We also have an approved 2021 budget that we normally go back to City Council once the fiscal year ends and so probably in July we will be going back to City Council to have them put more money into the three major pots because we raised more money than we thought. For the fiscal year that we are in the state told all the communities to be extremely conservative on what the state match would be and they gave us a figure of 11/ ½ percent. Come to find out the Real Estate Market was not affected by COVID and the fees that get paid with all the Registry of deeds the CPA State Trust Funded and went really well and we ended up getting almost three times as much money as the state that they told us to expect. That means that our budget has been under estimated and we have to go back and adjust the amount of ten percent that we put into our three pots. Additionally we have the money that we did not recommend from the last fiscal year. So you are right Ralph. This one does not include that it is only the money that we expected the money that would come in. Juanita asked Robert what is the total that we have for our applications this year? Robert stated that we won't know the for sure amount until the year closes but we have a little more than Two Million Dollars that we raised in the fiscal year that we are in and I think we have a half million that we did not give out last year. As we get closer to actually voting and having to worry about not recommending money that we don't have Karen and I will get an actual breakdown from the comptroller's office as to what we have. I would say that we probably have around two and a half million that we can recommend if we choose. Last year we ran out of projects that we wanted to recommend unlike two years ago where we ran out of money that we could recommend. If we could have a motion to adopt that budget and then we will send it to City Council: Ralph so moved and Juanita second the motion.

All in Favor: Gloria DeFillipo: yes, Terry Rodriguez: yes, Juanita Martinez: yes
Ralph Slate: yes, David Finn: yes, Willie Thomas: yes, Lamar Cook: yes
and Robert McCarroll: yes

Robert then stated that when we do Historic projects we need to make sure that the work conforms The Secretary of the Interior Standards and we have been using the services of the

Pioneer Valley Planning Commission preservation planner Shannon Walsh because there is no one in a city government who knows anything about the Secretary of Interior Standards. She can give us up to fifteen hours of free service a year on their local technical assistance program. We have used that up and we still have more reviews to finish on this year in the past years of CPA projects. We need to now actually contract with Pioneer Valley Planning Commission. They charge for her services which is \$75 an hour and she estimated it will probably be another ten hours. I'm looking for a motion that we can contract with them for her review with a ceiling of a thousand with a leeway if we need it. Gloria made the motion and Juanita second the motion.

All in Favor: Gloria DeFillipo: yes, Terry Rodriguez: yes, Juanita Martinez: yes, Ralph Slate: yes, David Finn: yes, Willie Thomas: yes, Lamar Cook: yes, and Robert McCarroll: yes

Robert then stated that just a brief update as to how the sub-committee is doing with a Historic House Plaques? Karen stated that we are not much further than the last meeting. Ralph stated that he thought they solved it at the last meeting. David also stated that we settled it. Robert then said that Karen has the list of houses that are being assisted with the program by the planning department and she has consulted the Macro Survey forms so we have to know the Historic names for those houses and once they are under contract with the planning department we will then order the plaques.

Karen then stated that there was not many project updates but there are a couple of things that I would bring to your attention. Well, regarding the plaques we still need to decide how long the resident is supposed to keep the plaques up. It is pretty much all set. Alvin forwarded the property addresses and neighbors selected by lottery to receive funds from the program and we emphasized that the homeowners were notified that they have been selected for the program they have not come into agreement with any of these property owners as of yet. They are still in the process of vetting the contractors and proposed work to come up with final grant amounts to be distributed to each household. Homeowners were asked to sign a promissory note and grant agreement. It will be a little while before that gets going.

I think we went through all the Preservation updates. Except last night the Gunn Block Chris Russell went to a City Council last night and the second and third steps were approved. Karen then stated this brings us up to date Bob.

Robert then stated that we are going to be getting additional information from the applicant's no later than May 21st and Karen will be e-mailing it to every one so you can look at that additional information. We meet on June first to start the deliberations and as we have done every year. What I want to suggest is look for the applications, look at the priorities that we have outlined in the Community Preservation Plan and look at our criteria and come in with just

your top eight projects. We will put them up on a spread sheet just to see what folks are thinking and then we will start discussing them. That will be the task for the June meeting. If we meet in July we will start honing it. Ralph had one question could you or Karen possibly contact Stewart from the coalition to inquire about the YWCA Shelter Playground given that the playground will be prohibited by being used by the public. Robert stated that he did have a conversation with Stewart and he said recreation on profit land cannot is very difficult because you don't want to find out that it's here one year and ten years later it is a parking lot. He also shared the concern that even though it is a good cause and they are doing good work the recreation there is no direct public benefit. Lamar then stated that the information you request tonight is not received by the next meeting are those folks going to be disqualified for funding? Robert stated that this is a decision that we will make. My feeling is that what you get by May 21st may help to decide what your top eight projects are. I tend to be more flexible so that if information shows up late if the committee wants to receive it then we will receive it. If your disqualifying people because they don't have a technical requirement. Lamar if there is information that you want therefore a project is not in your top eight because of it then it doesn't make your top eight. Juanita stated that she would put in her top eight but not the full project they may be projects that has a lot of pieces and we could fund one okay? Could we put it in the top eight? Robert then stated that what we have been doing is creating a spread sheet so that all projects are there and then after they come in we discuss all of them and that's when you can say "I like this project" but I am only interested in funding this component of the project. We are not voting next month we are just talking and sharing our thoughts and ideas and at some point we will start voting. We will actually start voting from the projects that had the most people interested and we will talk about dollar amounts. It is certainly possible that people are in agreement like well we do want to do this project but we only want to recommend a component. Robert then stated so yes. So how you determine your top eight projects should be simply like does it ring a bell with you, with the criteria and the priorities that we set up, it's to get the discussion rolling. Robert then called for a motion to adjourn. Gloria made the motion to adjourn and Terry second the motion. Robert stated that he wasn't going to take a formal count.

All in Favor: Gloria DeFillipo: yes, Terry Mitchell: yes, Juanita Martinez: yes
Ralph Slate: yes, David Finn: yes, Willie Thomas: yes, Lamar Cook: yes
and Robert McCarroll: yes

Next Meeting: Tuesday, June 1st