



Community Preservation Committee

Regular

~ Minutes ~

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

Kevin Chaffee

Tuesday, August 3, 2021

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on August 3, 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

August 3, 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)
Ralph Slate (Neighborhood Representative) - Clinton Harris (Park Com
Willie Thomas - (Springfield Housing Authority)
Robert McCarroll, Chair (Springfield Preservation Trust, Inc.)

Motion to adopt the minutes. Juanita made a motion that we accept the minutes of the July meeting. Ralph second that motion.

All in Favor: Clinton Harris: yes, Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo, yes

Willie Thomas: yes, Robert McCarroll: yes

Administrative Consultant Contract: Ralph spoke with Lauren in the office of Procurement and confirmed that since Karen did not use the full amount of hours in year one, the contract will be written as to allow those extra hours from year one to be used in year three. Lauren said that the contract was good and it is ready to be signed.

Deliberate on 2021 CPA Recommendation: Robert stated we still have about one million five hundred thousand and some change that we can be recommending tonight. Everything tonight

will be coming out of the Undesignated Funds because we have already taken all of the money out of Housing, Historic and Recreation Funds.

Magazine Park: Juanita made the motion that we accept Magazine Park and Willie seconded the motion. Robert asked if there were any comments. Robert did state the consideration was development, engineering design of the renovation, renovation of the baseball field including grading, irrigation, resurfacing and overseeing, playground equipment. Park amenities that included bleachers for the baseball field, a score board, benches, LED lighting, trash cans, plantings, fence repairs and security cameras and security system. That totaled three hundred and fifty thousand dollars. Community Development Block Grant was asked if they would pick up one hundred thousand of that and we were asked to pick up the two hundred fifty thousand. Ralph stated that they had \$50,000 for a sighting plan, \$80,000 for the renovation of the baseball field, \$80,000 for playground equipment, \$90,000 for park amenities such as: bleachers, scoreboard, benches lighting, trash cans, plantings, and fence repair. Fifty Thousand Dollars for cameras and security system and that totals is \$350,000. Presuming that One Hundred Thousand Dollars that is not coming from us but they didn't really say what we are paying for. Robert stated that we have the ability to decide what we are paying for. When we met with the applicants some time ago Gloria specifically asked for a breakdown of the budget for the park amenities and we did not get that. Robert stated that in my mind some of them are not high on my list. I like the thought of the baseball field, play equipment, benches and trash cans. Ralph stated that regarding the LED lighting, I'm not sure security cameras are really a CPA thing. The master reservation plan seems to be a little expensive for \$50,000. The question I have is this a park project? Shouldn't that be a function for the Park Department? Robert stated that this is not a study, this is engineering and design specification so what it means is what has to be done to prepare the sight for the baseball field or what needs to be specked in order to have the play equipment. Juanita stated that it is a renovation of the baseball field. Robert stated that if they are small bleachers it is probably allowable if we chose to fund them. Ralph stated that \$250,000 is enough. Robert stated are we going to recommend this? We can ask if we are in favor and then we can ask how much. Gloria stated that she is was in favor of Magazine Park project. Robert added that the lights were security lighting to deter unwanted activity there. It is not lighting of the field. We can discuss this when we have a successful vote to recommend it.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Willie Thomas: yes

Clinton Harris: yes, Robert McCarroll: yes

Robert stated that so now we have to recommend and for what. We need a motion if we want to grant them the full amount which is \$250,000. We can decide if we want to restrict the \$250,000 for certain elements. Ralph made a motion that we make a motion for \$230,000 basing it on renovation of the baseball field, playground, and as far as park amenities goes I will assume that the LED lighting is \$20,000, and fund that at seventy thousand dollars so the total amount would be \$230,000. Robert stated that Ralph made the motion and is there

someone that will second the motion? Robert then stated that we can make a recommendation to table on the amount pending the information from the Park Department on a financial breakdown of park amenities and whether if this fifty thousand development is for all three phases of the plan where we are only interested in the first phase. Robert made the motion to table further consideration of Magazine Park. Ralph made the motion and Gloria second the motion.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Willie Thomas: yes

Clinton Harris: no, Robert McCarroll: yes

Motion to table:

Ralph stated that we have money that we are decrementing so should we pencil in the \$250,000 is available so we don't run out of money basically. Robert thanked Ralph for his suggestion and asked Karen to pencil in \$250,000 for Magazine Park.

Stone Soul Remembrance Garden: They are asking for \$248,000 of CPA money and the estimated total budget is \$390,000 and some of that is coming from Community Development Block Grant. Would someone like to make a motion so that we can discuss this? Gloria DeFillipo made the motion and Juanita Martinez made the second motion. Juanita stated that the Remembrance Garden is a good idea because it is a large part of the community. Robert stated that there is a path way that runs through the Remembrance garden. At the far end they were doing something with the picnic pavilion. There was a playground that was being paid for by CBG money. There was some work to be done at the picnic area near the garden. Karen asked for a specific breakdown which was repairs to the pavilion, the central path and the remembrance garden. If we wanted to pay for the remembrance garden it is more than simply buying the stones and the cost of the stones and there still is construction. Robert then stated that if folks like something there that we want to recommend it the discussion should be what we want to recommend and if we only want to recommend a component of this. Now we have to take a vote.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes,

Willie Thomas: yes, Robert McCarroll: yes

Robert then stated that do we want to do the whole project as proposed or would we rather do a component of it. Karen read the line item costs for the remembrance garden boulders is Thirty Five Hundred not Seventy Five Thousand as mistakenly listed. Gloria stated that we make a motion that we fund the Stone Soul Remembrance Garden plus additional amenities for a total of \$248,000. Willie Thomas second the motion. Additional associated construction costs are reflected as a line item and it is on the budget sheet provided in the application. The remembrance garden total project budget including design and construction costs is \$248,700. Robert then stated that it is the cost of purchasing whatever are the boulders with the plaques on the boulders. My guess of the cost of installation of the boulders is under one of these items. So

the true cost of the installation of the boulders is under one of these other items. So the true cost of the construction of the Remembrance Garden would be totally speculating.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: yes, and Robert McCarroll: yes

Forest Park Picnic Pavilion: This is a request for the Picnic Pavilion and the Grove and it is for \$242,000 of CPA money and evidently the Park is throwing in \$5,000 of its trustees of the Barney Trust, so a motion to discuss. Gloria made the first motion Willie second the motion. Juanita stated that the Pavilion is demolished. Any other comments? Juanita stated that now that the Pavilion is gone it still is a little picnic area and if we have a Pavilion that would be nice. We have so many parks and I think we can do that at another time. Ralph added that since it is gone now we have lost something I am disappointed that it is gone. Robert stated that we will take a vote on the motion to recommend The Forest Park Grove and the picnic Pavilion.

All in Favor: Ralph Slate: yes, Juanita Martinez: no, Gloria DeFillipo: no, Clinton Harris: yes
Willie Thomas: yes, and Robert McCarroll is a yes

The majority is in favor of recommending it and we now need a motion on the amount that is \$242,000. Clinton stated that he will make a motion for the request of \$242,000. Ralph Slate second the motion. Robert stated that he was in favor of this project. They are to replicate the previous Pavilion in terms of size and its rustic appearance. I know it won't be at the same location. If they can replicate it so it still has that rustic appearance that it could be of a recreational value but still harken back to those park structures. Can we have a motion at \$242,000? Ralph made the motion in the amount of \$242,000. Clinton then second the motion. Robert then stated that the motion is \$242,000 and then we will put a restriction on it. The motion is \$242,000 and it is successful we will have a discussion on the restriction we want to put on it. Robert asked those present if they were in favor of this project:

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: no, Clinton Harris: yes
All in Favor Continued: Willie Thomas: yes and Robert McCarroll: yes

Robert then stated that the restriction we want is that the new Pavilion will replicate the old Pavilion in terms of height, dimension and rustic appearance. Clinton made the motion to vote on this project and Ralph second the motion.

All in Favor: Ralph Slate: yes, Juanita Martinez: no, Gloria DeFillipo: no, Clinton Harris: yes,
Willie Thomas: yes and Robert McCarroll: yes

The Hubbard Park Improvement Project: Robert began by stating that includes rehabilitation of Tennis Courts and Parking Lots for a grand total of \$237,850. First we will have a motion that we are interested in recommending a component of this. Gloria made the motion to vote and Ralph second the motion. Gloria stated that she wasn't thrilled with the parking lots. Robert agreed with that as did Ralph. Gloria stated that if we excluded the Parking Lots it would be \$166,399. Gloria made the motion that the Hubbard Park Improvement Project that this is for the tennis courts and the fencing only in the amount of \$166,399. Ralph second that motion.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes
Willie Thomas: yes, Robert McCarroll: yes

Recommending the tennis courts and the fencing at Hubbard Park and now the amount is \$164,979.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes
Willie Thomas: yes, Robert McCarroll: yes

Historic Renovation at 2612 Main Street: Robert stated that this is a request to renovate vacant deteriorated early twentieth century the apartment building they are asking for \$250,000 of CPA funding total project cost is about three and a half million. Ralph stated that if the building is not renovated it will more than likely be torn down in the future. Robert stated that we need a motion first. Ralph then stated that he would like to make a motion to accept the proposal for 2612 Main Street. Juanita second that motion. Ralph then stated that we would hate to see another apartment building turn into a vacant lot, it ruins the entire neighborhood. Juanita stated that it is in a nice little area and it has twelve units. Gloria asked what our \$250,000 going towards? Robert stated that what we do is to confine our assistance to exterior work. So, making sure that the roof is sound, repointing the masonry, windows and doors, and it is clearly eligible under preservation that we help with a fire suppression system. So another fire doesn't happen in there. We would be restricting to that as opposed to kitchen cabinets and bathroom fixtures. Robert stated that what they had said to our presentation to us is that they would be applying for federal and state historic rehabilitation tax credits. That is a good thing to hear because it means that they have to comply with the Secretary Standards and Mass Historical and the National Park Service will be monitoring them on that. It is easy for us that they want the tax credits because it is less work for our preservation. Robert then stated we will take a vote on whether to recommend .

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: yes, Robert McCarroll: yes

Motion for \$250,000 was made by Clinton Harris and Juanita Martinez.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes
Willie Thomas: yes, Robert McCarroll: yes

Robert stated that he would like to have a restriction limits our money to exterior items and fire suppression systems. Ralph made a motion to limit our money to exterior work and fire suppression systems. Clinton second the motion.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes
Willie Thomas: yes, Robert McCarroll: yes

Cottage Hill Park: Robert stated that \$250,000 to do a variety of things. Can he have a motion to recommend and then we will have a discussion. Juanita Martinez made the motion and Willie Thomas made the second motion. Robert asked if there was any discussion. Ralph stated that it is a small park and it is meant to be a passive recreation area because it's conception it is a park with many trees. They put in the application both recreation and historic preservation. I think that the historic preservation having to do with the horse trough? Robert then stated that the horse trough was moved there about ten or fifteen years ago. The horse trough was not original to that park. It was down Oak Street opposite National House. Ralph stated that the parks purpose is passive tree filled park which makes it unique in the city. It has benches, sidewalks, and it is sort of a passive park. Robert then stated that we now need to decide if we want to recommend it.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: no and Robert McCarroll: yes

Robert then stated that they asked for \$250,000 which is the total project cost. Does anyone want to make a motion that we can discuss? Gloria stated that they recommend \$250,000 for the Cottage Hill Grove Park. Ralph Slate second the motion. Gloria stated that there really isn't anything that is outstanding to me other than the seventy five hundred for the historic and CPA Funding and signage allowance. The horse trough restoration is only fifteen hundred dollars. The rest of it seems to be all part of it. Ralph stated that he feels that this is a community driven project. Without the person who advocated this, the Park would have been forgotten it is one of the main parks that is always replacing splash pads and so on. The Park Department does seem to have bought into the idea because the put in a reasonable budget to do it. I like the tree idea. Robert asked do we have a \$250,000.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: no and Robert McCarroll: yes

Historic Façade Restoration Preservation (at Former Classical High School): They asked for

fifty thousand dollars in phase one. They sent us information that I think that phase one would be the State Street Façade. Robert asked for a motion for discussion. Clinton made a motion and Ralph second the motion. Karen stated that the tenants for the homeowners of the condos are participating in this project. They are putting in \$17,000 the project is actually \$67,000.

Willie if my memory serves me correctly did we receive a letter in opposition to the proposal?

Robert stated that last year there was a proposal to do window work on it and we received a comment against it. I am not aware of ours having got anything like that this year. Robert stated that his feeling was a highly visible building that still has a lot of emotional attachment to many people. If you look at this as to how much it is over the number of the individual condo owners like \$500 per person. We are running a program at McKnight that gives individual homeowners far more than that so I would be interested in participating to some degree for this building. Ralph stated that this building has an important role in this city's history and recognition of historic properties that will need help from time to time. I'm okay with taking part of this work. Robert then stated that we will take a vote in recommending.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: yes, Robert McCarroll: yes

Robert then stated a motion as to how much money we want to recommend. Gloria made a motion that we fund it for the \$50,000. Willie Thomas second that motion. Ralph stated that the question he is struggling with is it is an historic building and I'm aware that the work is going to cost more money. What is the responsibility of the owner's fee in this case. I think that they have it down for \$17,000 so they are putting in approximately twenty five percent of that masonry work and we would be putting in seventy five percent. Maybe someone can convince me that CPA funding seventy five percent of that work is the right balance. Why should CPA pay for seventy five percent of the work. Robert stated that he doesn't feel that there is a right number but the range is from no CPA money to \$50,000. Gloria stated that the CPA request is percentage of the total project and program budged is sixty four percent. That is we will take a vote for recommending \$50,000 for the exterior masonry work.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: yes, Robert McCarroll: yes

East Springfield Branch Library: Robert asked those present if they wanted to make a motion on the East Springfield Branch Library? Gloria made a motion and Juanita second the motion.

Robert asked if there was any discussion.

All in Favor: Ralph Slate: yes, Juanita Martinez: yes, Gloria DeFillipo: yes, Clinton Harris: yes

Willie Thomas: yes, Robert McCarroll: yes

Robert then stated that they requested eighty five thousand, five hundred it is a total project of \$107, 500 and the other monies are coming from the library itself. Does anyone want to make a motion on the amount? Clinton made the motion and Ralph made the second.

Robert stated that they asked for Eighty five thousand, five hundred. If we approve this at that level it will end our ability to recommend any other projects until we see what is happening with Magazine Playground and the amount we want to give them. Gloria stated that if she had anything to say maybe it would be the outdoor table and chairs. Robert then stated that one of things we have to be mindful of and they need to be mindful of is that Stewart of the Coalition would say that you really need to confine your stuff to park land because park land is protected. If we are going to do things on the library land we need to make sure that this land becomes protected. In their initial application they stated that this whole garden was going to be on the right side of the building and when they sent us the revised schematic it is now all around the building which we will be looking to protect all the land around the building. If we are going to recommend I want Karen to reach out to Molly Fogarty that as long as she realizes that it's going to be protected. If someone in the future feels that we need to enlarge the library it would be on protected land. If we want parking for the library we that is not protected land.

Gloria stated that Molly agreed to that when we had our discussion. She agreed to it but at that time what we were talking about was the garden was only on one side which made our restriction on that side and now that it goes behind the library and the left hand side of the library we want to see all that land protected. Ralph stated that we need to have an open space restriction then since this is park land correct? Robert replied correct. Gloria asked is this the opinion of the Law Department? Robert then stated that he didn't think burden the Law Department with it. I think it's clear that Karen can make it clear to Molly that we need to protect any open what any recreational space we are assisting and now that their plan it's two sides and rear yards, is she aware that we are going to be looking for protection on all of that space. Karen stated that the contract has to go through the legal department. Robert stated that it just wouldn't be in the contract about the money there would probably be some source of separate documents that would be filed. Robert wants Karen to run it through Molly Fogarty to make sure that she is aware that the garden is on three sides of the library we will be looking for protection on three sides of the library. Is she comfortable with that? If she isn't she needs to change her plan which may change the price of the plan. Ralph then stated that it's almost like a private property in some ways and covering the property. We are never going to use this other than passive recreation. Robert stated that we are still on the issue of the funding. So there is a motion that eighty five thousand five hundred. Gloria asked what if we recommend eighty five thousand providing they accept the landscaping as a CPA project property. Robert stated that it would be fine Gloria with that restriction and then just like we are waiting for a response from Magazine we would hear something from the library system

whether that was acceptable by the time we meet in September. Gloria would amend her motion to see that we are seeking approval from the library for a land restriction from all of the area covered from the CPA project. Robert stated that this is the motion on the floor. Ralph second the motion. The motion is that we recommend eighty five thousand, five hundred dollars with the condition that the land that is being assisted by the CPA needs to have a permanent protection on it.

All in Favor: Ralph Slate: yes, Gloria DeFillipo: yes, Clinton Harris: yes, Juanita Martinez: yes Willie Thomas: yes, and Robert McCarroll: yes

At this time Robert stated that we have recommended all of the money that we have accept for a pittance and my guess is that we should cease any discussion until we have clarification from the Park Department on Magazine to know if we are giving them the full amount or less than the full amount. Robert then stated that this ends our deliberations for the night. Robert then asked Karen if she had any updates for us as part of your administrators report?

Karen stated not really but she did state that she sent each of us a progress update sheet of all projects since two thousand and eighteen. So that is where we are at. Ralph asked if he could speak to that. I am disappointed in the city stating that they aren't going do the Godfrey Triangle. Didn't we recommend that project in our first year of funding? I understand Coved being a barrier to do work that was done in our second year because I am surprised that the city is taking a hard line position stating that they aren't going to do that project because the cost of increase of \$30,000 we just didn't get around to doing it two years ago and they all have plenty of money for all kinds of things! They found a million dollars at the police firing range for a million dollar lease. Robert stated that the reality Ralph is they did the project, they didn't do two components of the project because of that money. They didn't deal with the lighting of the flag pole and they didn't deal with the irrigation system. But the monument has been stud and the benches are in the walkway around the monument is done.

It's not that the project didn't get done, it didn't all get done. Gloria stated that in the first year our contracts weren't signed until late. There was a big delay there just getting the law department in and figuring all that out so by the time it was signed I think that was further delayed. They started it and Coved hit. Karen added that there is \$14,000 that they have to send back so that brings us up to almost fifteen thousand. Gloria stated that Ralph was right you signed a contract to do this. Ralph then stated that it was our first year and it took a long time for the first year's contracts to get out but this is something that was awarded in 2018. Coved did have a part of it and the contracts had a part of it. Karen stated that it wasn't even building material its lighting and irrigation. Robert stated that it was building materials. Gloria stated that it could be a supply chain difficulty. Karen stated that it is disappointing that it isn't finished it was community based if I'm correct in remembering that. Robert stated that my suggestion is now at our next meeting members drive buy and look at it so you can see what has been done. Our option is to say them "well we are sorry but the prices have gone up, apply next year or if we want to we can find the money to do those two components. Robert stated that this is the island in front of the Kennedy Middle School on Berkshire Avenue.

Karen then stated that regarding Sixty Three Mulberry Street I did hear from the Attorney and he should have something from there for our next meeting. Robert then stated that our next meeting is in a month and we will finish our recommendations and get them to City Council.

A motion to adjourn? Juanita made a motion and Willie second the motion.

The next meeting: September 7th