



Community Preservation Committee

Regular

~ Minutes ~

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

Kathy Calvanese

Tuesday, June 7, 2022

6:00 PM

Virtual Meeting (Zoom)

I. Call to Order

6:00 PM Meeting called to order on June 7, 2022 Utilizing Remote Collaboration Technology (Online), Springfield, MA.

II. Public Portion

Springfield Community Preservation Committee

Regular Meeting 6:00 p.m.

June 7, 2022

Due to the Covid-19 Pandemic and pursuant to the Governor's Executive Order concerning the Open Meeting Law, the Springfield Community Preservation Committee will continue to meet remotely until further notice. A video recording of this meeting can be viewed here:

<https://www.facebook.com/SpringfieldCommunityPreservationCommittee/>
<<https://www.facebook.com/Springfield%20CommunityPreservationCommittee/>>

Public comments can be mailed to Community Preservation Committee, City Hall Room 412, 36 Court Street, Springfield, 01103 or e-mailed to cpc@springfieldcityhall.com
<<mailto:cpc@springfieldcityhall.com>>

Present:

Robert McCarroll, Chair (Springfield Preservation Trust) - Juanita Martinez (Conservation Commission Representative) - Gloria DeFillipo (Planning Board Representative) Clinton Harris (Park Board) Lamar Cook (Neighborhood Representative) - Rhonda Sherrill - (Neighborhood Representative) Judy Crowell - (Historical Commission)

Not present: Ralph Slate joined later the meeting (Neighborhood Representative) - Willie Thomas (Housing Authority Representative) not present.

Agenda

Approve Minutes of April 26 and May 3

~~Presentation by 145 Bay Street~~

Request for off-cycle submission

14 Fairfield Street

FY23 Budget Approval

PVPC Consulting Services

Deliberations for 2022 Project Recommendations

Historic Homes Program

French Row Houses

Administrator's Updates

Other Matters

Next Meeting-July 5

Minutes approved for April 26 and May 3

Gloria DeFillipo made the motion and Judith Crowell second the motion. Robert stated that we will start with a voice vote.

Gloria DeFillipo: yes, Judith Crowell: yes, Juanita Martinez: yes, Clinton Harris: yes, Rhonda Sherill: yes, Lamar Cook: yes, and Robert McCarroll: yes.

Presentation by 145 Bay Street

Robert stated we have no action to take on the request since the applicant did not respond to the request for an application.

Request for off-cycle submission

14 Fairfield Street

The next item is a request for an off cycle submission that comes from 14 Fairfield Street. I had emailed Ralph and asked that he chair this portion of the discussion. I know the owner and I would prefer to recuse myself from this discussion We don't have Ralph here. I am wondering if Gloria would be willing to Chair this part of the meeting? Gloria stated that she would.

Robert asked Karen if she could refresh the Committee about the issue and then Gloria can handle the discussion. Karen then stated that there is an off cycle application for 14 Fairfield Street. The gentleman sent two photographs of the damage to the house he purchased a couple of years ago. He has done some work on it but there is extensive damage on the roof and there is leaking and he is looking to seek funding or be able to put in an application for assistance to help him restore his historic house. It is a pretty unusual design and shape of the house so it's worth looking at. That's the short of it. He sent a two-page letter with the original photograph with what the house looked like and he would like to restore it to its original condition. He also sent photos that you all should have.

Gloria asked if everyone had the opportunity to review the information? Rhonda stated that she did have the opportunity to review the information. Gloria asked those present if they would like to express thoughts. Rhonda stated that she thinks he did show that he needs some help. Gloria stated that she agreed with Rhonda. Gloria stated that she was just throwing this out. Is this something that we want to consider off cycle or is this something that should go into the pot of applicants with the program that the committee is running. It is Historic Preservation. Lamar stated that he thinks we should go in the pot and if it goes off cycle we would set a precedent. So there has to be an extreme sense of urgency for it to go into the off cycle in my opinion. Gloria thanked Lamar and then asked if there was anyone else. Clinton agrees and Juanita also agrees with Lamar. I think it should go into our pot for grants for housing. Rhonda agrees with Lamar also. Gloria stated that we should put it in a form of a motion and to let him know to submit his application to the committee for the Historic Renovation Fund.

Karen then stated that it is a little bit different because he put in an off cycle application before we had applications open for the historic homes. He has done his diligence, sent us letters and if it's a little bit more of a process that he has done then put it to a lottery there is some emergency work that has to be done. It's easy to say to put it into a lottery we will maybe be able to do maybe eight homes. So the odds aren't very good right now. We have ninety people who applied and sixty-five people whose addresses are in the district. It will be very competitive. Juanita stated that she understands that it is different. I also know that this was a man who bought a house that needs a lot of renovations. This would set an incredible precedent with anybody buying a house and a historic house and there a lot of them that need a lot of work done. I think it is best in our part of renovations for Historical Homes.

Rhonda stated that she agrees with Juanita. We have to be careful what precedents we set and we have to think about what impact we will have later. Gloria asked those present, how do we want to proceed now?

Karen stated that sixty-three Mulberry Street is one of the applications the committee will discuss tonight as part of deliberations. They filled out an application by the deadline but if we are looking at precedent are we saying assisting sixty-three Mulberry Street is a possibility because a business owns it but not Fairfield Street because it is owned by an individual? The house on 63 Mulberry Street is also a single family home that needs work. There seems to be a little incongruity there.

Gloria stated that she thought the issue was the committee accepting an off-cycle application. Now the gentleman (on Fairfield) requests off cycle and from the pictures he needs extensive repair. I am not sure exactly how much he is looking for but I think it could

go into the pot of people to select for the home lottery. There may not be enough money and the committee could come back and we say look, do we have anything in reserve we can do because we have several other houses that really can't do it. That is always a possibility. I just feel personally that it needs to go into the regular pool. Gloria asked those present if they want to make a motion or do we just want to let him know that the majority of the committee feel that it should go into the Historic renovation pool. Lamar stated that we should have a vote to see it go on the record and to see who agrees. Gloria asked will someone make a motion? Rhonda made the motion to take a vote for it to go into the lottery. Gloria thanked Rhonda and asked if there was a second motion. Juanita second the motion.

Juanita Martinez: yes - Clinton Harris: yes - Judith Crowell: yes - Rhonda Sherell: yes, Lamar Cook: yes - Gloria DeFillipo: yes - The motion passes.

FY23 Budget Approval

Robert stated the FY23 budget goes into effect on July 1 and asked for questions on it and then we will take a motion to adopt it. Can we have a motion to adopt the budget? Juanita made the motion to adopt the draft for the twenty, twenty-three budget. Robert started for a voice vote.

Juanita Martinez: yes - Gloria DeFillipo: yes - Judith Crowell: yes - Clinton Harris: yes Rhonda Sherell: yes - Lamar Cook: yes - and Robert McCarroll: yes

FY2023 Draft Budget

\$1,962,000 Local surcharge based on estimated FY22 revenue

\$646,000 State distribution based on DOR's 35% advisory and estimated FY22 revenue

\$20,000 Interest

\$2,628,000 Total CPA revenue

\$262,800 Reserve for Community Housing

\$262,800 Reserve for Historic Resources

\$262,800 Reserve for Open Space/Recreation

\$69,850 Administration

1,000 office supplies

1,000 other supplies & equipment

1,000 office software

3,000-minute secretary

1,000 annual plan/hearing ad

4,350 coalition dues

2,500 project banners/plaques

47,000 CPA consultant

5,000 Preservation consultant

4,000 unanticipated expenses

\$1,769,750 Unallocated Reserves

Robert asked City Council President Jesse Lederman to sponsor the budget; it will be placed on the City Council agenda so they can approve the budget.

PVPC Consulting Services

Robert reminded the committee that every year we get fifteen hours of three technical services, but we must request it every year. Then we usually use more than fifteen hours for free so we have to pay for the balance at the Pioneer Valley Planning Commission rate. This year, we will be using many more hours of service because of the Preservation Consultant, Shannon Walsh will be working with Karen and the homeowners in the Historic House Program.

I would like a motion to request the free technical services to which we are entitled for the coming fiscal year. Second, we agree to enter into a contract for whatever other services are needed that aren't covered by the fifteen free hours.

Gloria made the motion and Clinton second the motion. Robert asked, are there any comments or questions on that? Lamar asked how many hours do we typically use over the year per year and what is the rate that we are paying? Robert then stated that the rate has gone up every year, Lamar, and I think this year it is like \$83.50 per hour. As we have had more money to spend and more projects we have exceeded it so I am going to say that probably the first year when we didn't have many projects everything fit within fifteen hours. This past year most of it fit within fifteen hours. For example, the review of the project work that is taking place at Classical High School did not fit in the fifteen and we are paying a little extra for that. The big jump that we are anticipating in the coming year is anywhere from seven to ten houses that will

be the recipients of the Historic Preservation Historic Homes Restoration Program. Clinton asked can we request more than fifteen hours? Robert stated that we can't because any agency gets fifteen free hours and after that you have to start paying. Robert asked if there isn't further discussion, could there be a motion that once we request the fifteen free hours that we agreed with the contract with PVCP for Preservation Planning Services beyond those fifteen hours. Gloria made that motion. Clinton second the motion.

Gloria DeFillipo: yes - Clinton Harris: yes - Juanita Martinez: yes - Judith Crowell: yes - Rhonda Sherell: yes - Lamar Cook: yes - Ralph Slate: yes - and Robert is yes.

Deliberations for 2022 Project Recommendations

We start off this session with 22 applications for grant funding. Each committee member relayed their top 8 choices followed by a brief discussion of each. At this time, we're not concerned about the allocation so much as we are about getting an idea where the committee stands. Robert stated that Christ Church Cathedral is eligible and we may be interviewing them in which case you might want to add them to your top eight.

Clinton: The Godfrey Triangle, Bay Path Cemetery, Nahorniak Park, Florentine Gardens, Hennessey Park, Dartmouth Terrace, Spanish American War Memorial, Camp Star Angela.

Gloria: 275 Chestnut Street, Bay Path Cemetery, Down Payment Assistance, Gemini Townhouse, Godfrey Triangle, Merrick Park Improvement, Nahorniak Park, Spanish American War Monument.

Juanita: Chestnut Street Supportive Housing, Camp Angelina, Damour Art Museum, Dartmouth Terrace, Down Payment Assistance, Marshall Roy Park Improvements, Merrick Park Improvements, Venture Pond. Down Payment,

Judith: Camp Angelina Trail, Christ Church Cathedral, Dartmouth Terrace, Down Payment Assistance, Godfrey Triangle Phase Two, Hennessey Park Improvements, Affordable Ownership, Springfield Science Museum.

Lamar: Florentine Gardens, Hennessey Park Improvements, Marshall Roy Park Fitness, Marshall Roy Park Improvements, McKnight Dog Park, Myrtle Park Improvements, Marshall Roy Park Fitness, Marshall Roy Park Improvements, McKnight Dog Park, Myrtle Street Park Improvements, Horniak Park, Venture Pond, Down Payment Assistance.

Ralph: Affordable Ownership, Christ Church Cathedral, Dartmouth Terrace, Damour Art Museum, Myrtle Street Park Improvements, Bay Path Cemetery Improvements, Hennessey Park Improvements, Florentine Gardens.

Rhonda: Seventy-Five Chestnut, Down Payment, Dartmouth Terrace, Gemini, Godfrey Triangle, Hennessey Park, Marshall Roy Fitness, Indian Orchard Community Echo Park, Marshall Roy Fitness.

Robert: Christ Church Cathedral, Damour Art Museum, Godfrey Triangle, Marshall Roy Walking Path, 63 Mulberry Street, Spanish American War Monument, Venture Pond, Historic Home Restoration Program.

We will discuss every single application including the ones that got zero response. At our next meeting we have an opportunity to change the numbering prior to actually voting to our recommendations. When we come in July based on what you heard at tonight's meeting based on perhaps new information you may want to change your top eight and we will reorder the list and that will be the guide that we use as we make a motion to recommend funding. Obviously Willie is not present so we will give him a chance at the July meeting to add to his top eight. Bob stated that we can start at the top and people can share why they like the project or why they have concerns about it or whatever. Then we will move on. Unfortunately, I cannot read the list because it is so small. Karen you are going to have to say such project got X numbers of votes.

Dartmouth Terrace: (5 votes) Ralph stated that he voted on this as a top eight because it was a relatively low priced project. I think that it very much came from the community from the McKnight Council. It's a really good project and I think that the McKnight neighborhood has had a good track record in sponsoring projects. I think it is going to make a difference in that

neighborhood. Robert stated that if someone has a difference to add we will go on to the next one. However, if someone has a different perspective you can mention it now. Robert then asked for the next project. Karen stated that the next one is:

Down Payment Assistance, Office of Housing: (5 votes) Gloria stated that she voted for this one. I think that anything that we can do to encourage homeownership in the City of Springfield is really an important objective as opposed to having absentee landlords. Lamar stated that he feels this is a great project and I voted for it every year. I feel that there should be a recurring project due to the CPC. Gloria stated that it's a good point Lamar. Juanita stated that we have had good luck with them. They have used money and I agree that it should be an automatic Housing for Springfield. Lamar stated that we should find a way to expand a program to folks who may have an income that is a little higher and restrictions to get these folks in because they would still need a little bit of help. Even though they don't meet those guidelines we still have folks that need some assistance. There are differences why. I think we should try to work on expanding those guidelines. Robert stated that just keep in mind that CPA cannot help with housing if it is over one hundred percent area median income. Sometimes the office of Housing uses eighty percent below but my understanding is that in this program they also allow our money to help those people that are eighty to one hundred percent of AMI. Under community housing we can't go above one hundred percent AMI. Robert then asked the next number five-point project Karen?

Hennessey Park:(5 votes) Robert asked those present if they had any comments. Lamar began by stating that he felt this is a great project. This is the second time before the first time they spruced it up for a few items for the project. My concern is I think it could get ripped off by the Parks Department and every private business. I would like to see what they are doing. Gloria stated that she is concerned with this project even though I didn't vote for it and I do think it is a good project. It is the Pavilion that I have difficulty with. Robert asked Gloria, is it the Pavilion, meaning the cost of the Pavilion, or the very presence of the Pavilion or is the cost of the Pavilion? Gloria stated that I think it is the presence of the Pavilion and obviously the cost too. If it were big enough and there were tables there that wouldn't bother me as much. It is just an open area. Ralph stated that he was going to say overall I didn't feel the projects this year were not super strong. This one was stronger than most. It wasn't fantastic, it was a lunch pail type project for. In this particular neighborhood because this park is kind of shabby, the neighborhood is not well served with parks. It will go a long way in this general area to make

that park a little better feature to the neighborhood.

Godfrey Triangle: (4 votes) Gloria stated that she voted for Godfrey Triangle. I would like to see the amount is not that high. I know we gave them money last time and with COVID and costs overrun I would like to see the project completely finished for Indian Orchard. Clinton agreed with that as well. Ralph stated that he put this in his third tier I usually break things up as tiers I guess that I wasn't super impressed and I didn't unfortunately put in notes. I have nothing prepared.

Marshall Roy Park Improvements: (3 votes) Robert asked is this the walking path? Karen stated that it was. Juanita stated that she voted for it to complete it and it's not very costly. It would just be completing something that we started.

Nahorniak Park: (3 votes) Gloria stated that she voted for this because it is close to my heart having known Dolly for many years and having those improvements and the playscape in the neighborhood that has nothing is absolutely a winner for me. It is a project in Pine Point and I don't think we have had one before. Ralph stated that he wanted to say something about this one. Gloria I don't mean to go against what you said but the concern that I have with this project because I am a little bit worried that I think there was some information that this building is going to be used as a pre-school. I really feel as though there are some issues that are going to come up with the park not being opened to the public because I can't imagine that they are going to let the public into an area where preschool kids are playing. So I feel like we are funding a school committee park rather than a Parks Department Park. Karen stated that there are too many questions without answers still. Lamar stated that the precedent has been set for the Duggan Park project and there is a park and track there. The answer for Duggan project and the precedents are set; they will be funded for the school project. Ralph stated that he thought he voted against that too. Robert said let me say this Ralph. When we funded magazine baseball field there are going to be times that the magazine baseball field is booked for league play. You couldn't go over there with some friends and do a pickup game because it has already been booked. It may very well be that this play equipment at certain times during the school hours and the school year may be operational. But it is available after school hours and summertime and on weekends and holidays. Ralph stated that I don't see it as quite the same. A baseball league is a member of the public and I guess you can say the schools are a member of the public. I feel that it's just crossing a little bit of the line when the city states that We are going to a park over and it is going to be the playground for the school. The school will be getting a free park without having to spend school department money. I feel it's a little bit of a shell game. Gloria said that she didn't think it was a free park for the school. I also know that they are going to have to have an enclosure because you're not going to have it open when the doors open and the children just run out and run to the park. They are going to be in a closed area and that is just for safety proportions. So a child isn't snatched off the property. Ralph then stated that this is what I can't figure out. If the school is going to use this park and if they go out there with kids then what about the members of the public who are going to be using the park. Are they going to inter mix the school kids that are in preschool with members of the public who are not at the preschool? They are just there at the same time? I don't see how that will work. Juanita stated that she isn't sure but I was under the impression when I was working in the

schools. Not all the playgrounds because most of them are locked up after school. The parks around the school at three o'clock are not part of the school department anymore, they are a part of the park department. Clinton, do you know anything about that? Some schools have gyms at three o'clock they are no longer in the school department. In the daytime it's the school department. Clinton stated they will be available in the school hours and it will be just for them and sectioned off. After three o'clock it is a park issue. Juanita stated that it doesn't include playgrounds because they are locked up right? Robert then stated let me suggest that Karen will call the park department folks and get a clarification as to whether the children's play area will be enclosed with fencing. Will it be off limits to the public during the school hours? The other thing that I had asked the Park Department to provide and I don't think that they did is in the application the deed that they provided us shows that this land was assembled for school purposes. It does not have the same protection as park land. It may be like Riverfront Park where overtime money has been spent from the state to protect it. I don't think that they ever clarified it. Is this protected park land? That is the other question for them. We will see if we

can get some clarification as will there be fencing and will there be limitations on when the public can use this lot and lastly the protected land. Karen will be looking for some answers from the park folks.

The Spanish American War Monument:(3 votes) Robert stated that this is on my list but it is on my list only to fund the restoration of the monument not to gussy up the space. I am not sure if the space qualifies as a historic resource. As we all have discussed we don't think it has very much of a recreational component. Ralph also agrees with Bob. I have some strong opinions on this one. I think that the monument should be restored under Historic Resource because we don't want it to deteriorate. I am not sure whether the beautification of that area is recreational at all. They are just trying to spruce up the stakes. Juanita stated that this is one of the projects that I feel we can do a piece of. That would be the restoring of the monument but not the whole thing. Clinton then stated we are going through a passive recreation so they can go in and sit and enjoy. Juanita stated that there is nowhere to sit in the middle of the intersection. Ralph stated you can't get to it either. Juanita stated that it is a big intersection, it is dangerous.

Venture Pond Phase Two: (3 votes) Robert put it down because I want to complete the three projects that we have already begun. Godfrey Venture and Marshall Roy Walking Path. Ralph asked Robert if he could convince me of this? I got the sense that this is sort of like were they talking about putting in a boat dock? Robert stated that they were talking about putting in a fishing pier and something where you could launch a kayak from. Gloria stated that she would like to see Venture Pond completed but I just saw two hundred and fifty thousand dollars was a lot of money. I just feel that it is a lot of money just for a fishing doc. Robert stated that he didn't feel it was just for the dock. When we look at the budget there is a variety of things like educational signage like what we had at the Riverfront. Juanita stated that there is a walk around there too. I felt that the budget felt like it was padded. There is \$25,000 for mobilization, demobilization, engineering layout. There is also a \$21,000 for engineering, design, construction and administration. Ten thousand dollars for permitting. Seventy-three for the survey. Thirty-Five Thousand Dollars for design and construction contingency. That is a lot of design on this. That is probably fifty percent of his design. The dock was a hundred thousand. Trailhead Kiosk was eight thousand. Interpretive signage was ten thousand and then sentimentation and erosion control was six thousand. It felt like fluff. Bob asked if we want to ask the park department for a more elaborate explanation of the soft costs that are associated with this project. Ralph stated that he felt that they would give us an explanation. Juanita stated that this could also be one of those projects that we pay for some of it like the continuation of

the walking trail. We could pay for pieces of it. That's what I was thinking when I put this one down. I feel that the walking trail should be finished. Clinton stated that he agreed with Juanita to finish that walking area. We could support some of it. Ralph stated that he would like to finish it too. I think it is a good area and a good project overall. Robert stated that I guess we should move forward next month when we actually have to start talking about how much money we want to put into each project. Ralph stated that he just wants to know more details on the soft cost. There are some hard things like the benches, the fishing dock overlooking the Kiosk and the signage. My question though all those other companies don't necessarily seem to be related to the hard things. It seems they are just throwing in some sedimentation, erosion control. Why do they need to do sedimentation and erosion control? Is it based on the construction they are doing? We are off loading money from like the regular city somehow. That is what I would like to know. Do we

need engineers for the benches? How are they related to each other? Gloria agreed with Ralph. Robert stated that he will have Karen contact them about giving us information as to how the various soft costs. What are they for and how do they relate to the very specific hard costs? Benching, walking paths, fishing dock and kiosks. Robert stated that when they went out into the fields the water table was higher than anticipated which required the relocation of the walking path in certain locations. I don't know the answer to that. Karen can put in her questions to park do any of these expenses actually relate to the construction of the walking trail itself. Or was the walking trail covered by previous CPA funding?

Two Seventy-Five Chestnut Street/Supportive Housing: (3 votes) Gloria stated that she voted for it because it was a worthwhile project even though the projected cost is quite high. However, I think the city will reap from it is well worth it for the homeless population. Juanita also voted for that because it is a good housing solution for the homeless population. Robert stated that he is not at all interested in this project. We have set our priorities for homeownership, fixing up vacant frumpy residential buildings to sell to new owners and fixing up owner occupied buildings. This is not one of them. Not that we can't fund them, it is certainly CPA eligible. But to me this is a social service safety net program and not in my mind what CPA should be doing.

Bay Path Cemetery: (3 votes) Gloria began by stating she voted for Bay Path. Guess that I am sentimental to think that there were all those souls out there in unmarked graves. It is not acceptable to me when we can at least dignify their final resting place. Ralph stated that he was moved by the woman who lived near there and who told her personal history and stories about it. I think that it is an important historic artifact for the city. I think it is a reasonable expense.

Camp Angelina: (3 votes) Juanita stated that she voted for it. It's in the area of the park that is used by folks there isn't much there and this would offer because the Dingle is steep. It would offer a nice hiking trail for people and it is connected to the other trail that runs by Porter Lake. It is just a continuation but it is in an area that is very beautiful and it makes it accessible. If people need an accessible trail or for anybody. Robert stated that I am troubled by this project in that I am not sure to what degree people use Forest Park more than I do. How much the public will know of it and use it. When I was out in that area I drove down Trafton road to try to look at Camp Angelina. When I think that I was driving down the road off of Trafton there was a big sign that said Stop No Trespassing Authorized Vehicles Only. How is this a public purpose walking trail when the public is dissuaded even going down there. So I am not sure if that is much different when the YWCA wanted us to build a playground that was solely for the use of the kids who were part of their program. They may benefit like the kids in Camp Angelina but I

am not sure of the benefits to the wider public. Juanita stated that when they were here because I did address that issue. If you read the fine print there it's during when Camp Angelina was in session. The problem is that it is a very poor sign. They said that they were going to address that and they would remove the sign and they haven't removed the sign yet. That was going to be addressed and they talked about it. Juanita stated that this is a concern. Ralph agreed with them and stated that it should be public use rather than camp use. It is a public camp. I prefer the general public rather than a group of members of the public. Juanita wanted to say one thing the sign is there and I know it is a sign that it shouldn't be there. I use it all the time and it is well used. There are people there all the time. There are people who use it.

The Christ Church Cathedral: (3 votes) Ralph stated that he voted for the one near the entrance way to the hall. I don't see that as having any historic significance whatsoever. That is more to fund their social service operation. To fund their operation to the public. I don't see this as park land or anything like that. The stained glass windows I think it is a little bit touchy area I personally think that the line to be walked between funding the difference between replacing the windows If they want to remove the historic piece of it the cost is \$8,000.00 versus restoring the historic. Whatever the number was, that difference is very clearly geared towards Historic Preservation, not toward helping the church. Robert stated that he agreed and his interest is with the windows not with the entryway. I frankly don't think the entry way is CPA eligible because it is not the preservation of the Historic resource and it's not the rehabilitation. It is the construction of a new design element. Robert asked if anyone else had a comment.

The Damour Art Museum: (3 votes) Robert stated that this is the main entry door clinging to the Chestnut Street facade and doing window replacement at the Chestnut Street facade. Juanita stated that the Quadrangle really is the centerpiece of Springfield. The building is Historic, the whole area and it's looking good and it is a place that people come because that whole area is a special part of Springfield. That building does need some restoration. Ralph agreed with Juanita.

Marshall Roy Fitness: (2 votes) Ralph began by stating that he didn't vote for this one. It is a relatively low priced project. It seems that it has a good value for what they are asking for. Robert stated in the last couple of years we have funded fifteen or so projects. We have a lot of big ticket items this year that are asking for the max of \$250,000 so we may not be able to do all of them. Clearly, I guess the point is that even though you're coming in with what your top eight are, we will probably go beyond that in our ability to make recommendations to the City Council should we choose.

Merrick Park Improvements: (2 votes) Juanita stated that she voted for this for the same reason I voted for the museum. The sculpture is by a world renowned sculpture and it is right at the corner and it is so visible. I drive by there and it is run down and it is part of the whole complex. It is an important piece that we have in Springfield.

Affordable Ownership of Itendale Street: (2 votes) Judy stated that she voted for that because I thought it was for the down payment program so I do apologize. Ralph stated that he was the other one that voted for it. The reason that I voted for it is because I think it sort of fits in decently with our idea of housing which is the rehabilitation of a rundown property. Essentially it is providing a subsidy for the city to make this to rehab the property in exchange for that it is a preserved structure for at least a period of time if not permanently. Robert stated that this was the concern that I had raised with it as well with the Gemini. This has a fifteen-year affordability restriction. I had asked them if they could give us examples of longer

affordability restrictions. Whoever is the owner of the house fifteen years down the line and gets to sell it with whatever price the market will bear to whomever including investors. I think fifteen years is a little too low for that. Ralph stated that he would agree with Robert. I do recall the Gemini person started to make an argument sort of like who should get that equity and I think there may be a compromise somewhere. Robert told Ralph that he agreed with him and it fits in one of our goals to fix up blighting houses and sell them to income eligible people. It is just unfortunate that it costs so much in this day and age to fix up a vacant blighted house.

Myrtle Street Park: (2 votes) Ralph stated that he voted for that one just because I sort of felt that Indian Orchard is sort of a forgotten part of Springfield often. I thought it was a good lunch pail type park project.

Florentine Gardens: (2 votes) Ralph stated that he voted for that one. I feel as though that they are at least getting closer to get a proposal on that. Having walked through that area quite a bit it is an area that would benefit from some benches and making it more of an area for gathering rather than just sort of a passive display area. I like the idea that the fountain there goes well with the fountains that we have done in McKnight and in Atwater. I think it would make a nice addition in that area.

Gemini Townhouses: (2 votes) Ralph stated that he didn't vote for this. It is a little bit higher in my next tier list but not for the \$500,000 for sure. I think there is a certain amount of benefit to helping out with projects like this for that neighborhood for sure. Having more Homeowners down there I think would benefit the South End. Robert stated that his concern is the length of the affordability. Who knows whether the Gemini folks won't give them more than \$250,000 but if they may come back next year and ask for the second \$250,000. Or they may be like the others that figure out how to fill up that funding gap. Ralph stated that he heard what you were saying. Karen has talked about this too. I think it is sort of difficult because sometimes you have these big mega projects. We know they are beneficial for the city and they have big budgets and our money is relatively small. Then some of the question is do we show our support with money that is small in the scope of their projects. They can maybe find it somewhere else too. I don't have the answer to that question. I think the owners down there would benefit the South End. Robert stated that his concern is the length of the affordability. Robert then said it is interesting when the Elias Brooking folks came to us they said that they wanted \$250,000 and they would be back the next year and they never returned. When the Byers Street people showed up last year they wanted \$250,000 this year and they would be back this year and they didn't come. So who knows whether the Gemini folks will return, because we aren't giving them \$250,000 but they may come back next year and ask for the second \$250,000 or they may be like the others that figure out how to fill up that funding gap. Ralph stated that I hear what you are saying and I know Karen has talked a little about this too. I think it is sort of difficult because you sometimes have those big mega projects that we know are beneficial for the city and they have big budgets. Our money is relatively small so then the question is do we show our support with money that is not trivial but it is small in the scope of their project. Yes, they may be able to find somewhere else too. I don't know the answer to that question. Juanita stated that this is why I didn't vote for it. I think it is a great project but I think the amount of money we could give them is so small compared to the twenty-one million dollars that they need. We would do better and benefit more people by what we are doing with these projects. If they are doing a twenty-one point two million dollars a project whether they have our money or they don't have our money they are going to do projects.

McKnight Dog Walk Park: (1 votes) Robert stated that it was Lamar. This project has issues

in my mind. They did not have in their application a letter from the owners of the property. We don't even know whether the owners of the property are interested. This project has issues in my mind. They did not have in their application a letter from the owners of the property. We don't even know if the owners of the property are even interested in doing this. It did not have anything that gave evidence that they notified their neighborhood council. Much less a letter of support. I found out that the city has a lien against the current owners of the property for something like One Hundred Fourteen Thousand Dollars. I think it is a nice idea but I think at this point it is a problematic project. Ralph stated that he agreed. Ralph asked Karen if she had

any idea as to why they never came to present it. I was in contact with Mrs. Gainey emails back and forth, she was on the road and then there was a problem on the road. Then she couldn't get on and then I invited her the next time, she wasn't able to make it and then I called her. It just didn't follow up. So that is a clear answer for you. Ralph stated that it was a good answer. Robert stated that we are still holding a quorum despite the fact that three have left.

The Science Museum: (1 votes) I wouldn't mind funding it. I am concerned that one ramp that only accesses a plaza and doesn't make a building accessible is a lot of money and I am concerned as to whether changing the material is historically appropriate. I think the idea of changing that window that was made into a door back into the window would be a good thing. Juanita stated that the ramp it's accessible just to the plaza. That plaza isn't accessible to anybody else anyway because that door is closed. It would be for events on the plaza. That's the only reason but it's not because nobody can enter the building with that door. Robert stated but you can exit the building through that door. There are events that take place on that patio.

The Historic Homes Program: (1 votes) Robert stated that we will know more once we do our lottery but as Karen mentioned that people are interested in applying for and I think we should continue recommending funding in a program that we have put forth. Juanita stated that I would have voted for that but it wasn't on the list. I think more people would also have voted if it had been on the list. Karen will have it on her spreadsheet next month when you get to change your top eight. If indeed there are people that want to choose the Historic Homes Program you need to figure out which one of your chosen projects of tonight is no longer in your top eight. The second round is when we are actually voting on recommendations.

Sixty-Three Mulberry Street Renovations: (1 votes) I think that the project had some glitches with it. If you saw the photographs of the condition of the inside it is a fabulous house that has been really distressed and I put it in because I just want to keep it in our mind as something that needs help. Ralph stated that he agrees with one hundred percent. It needs help. It would be a lot easier to vote for it if that project cost wasn't One Point Eight Three Nine Million Dollars. Or if they said we have One Point Six Million that we are ready to put into it. We need another Two Hundred and Fifty. Juanita stated that it's too bad we didn't have the money that the Military had. We could have all these great homes in Springfield.

The Indian Orchard Community Echo Park: (1 votes) Robert stated that the concert that I have with this I think there are some components of it that are CPA eligible. There are others that are good environmental ideas but they don't fall under Open Space or Recreational uses. If we decide that we want to recommend it I think we have to be very careful as to which components that we are recommending. Juanita stated that there is the idea of building gardens on contaminated soil which is very disturbing.

Pre-Development of Byer Street: (0 votes) They took off Maple Street as part of this

application. Robert asked Karen to contact Tina please. The Trustees of the Historic Preservation Fund have agreed to fund that study, so I think she found her money elsewhere. In which case she should give us a little email or letter that she says is withdrawing her application or she could say "no" I want to keep it active until the contract with the trustees is fully excavated. I think she has found her money through a different source. Karen then asked if it's the Preservation Trust, right? Robert stated that we have to be very careful with the terms. Do not confuse it with the Springfield Preservation Trust Incorporated. The fifty-year organization that celebrates its Anniversary Friday and the Casino mitigation money which sadly has been given the name by the state of the Springfield Historic Preservation Trust Fund. Robert stated that this is money that they wanted to study the French Row Houses and the Parsons Apartment Building and the Modernist house on Byers Street. The city found money in its own coffers to do the study of the two French Row Houses taken back from the developer and the Apartment Building they have taken from the developer. So they withdrew that part from their application. Leaving only the money to study what needs to be done to the modernist house on Byer Street. They have gotten a commitment from the Trustees from the Historic Preservation Fund to do that. I think they will be withdrawing that project. However, they need to tell us that.

Robert stated that what we will do Karen will be following up on those questions that we had and then we will give everyone the chance to change their top eight and reconfigure it and we will start voting on recommendations at our July meeting.

(Next agenda item)

Historic Homes Restoration Program.

Flyers went out by mail and most people will receive them by Friday. The online application has been available for a couple of weeks. The cost of mailing envelopes, printing and postage was \$1.33 per piece. A contract with Pioneer Valley Planning Commission is in process and the construction and preservation consultant will meet with the first two homeowners on Thursday at 2:00 p.m.

We received ninety-three applications and 28 live outside of the districts with 65 addresses eligible. Applicants were notified of three other City programs that also are offering home repair. Robert stated that the office of Housing Programs that to my recollection are limited to people who make less than eighty percent of area median. Even though they may be city wide programs and they are income restricted, even if we are restricted it is much higher than that. Karen stated that one of the programs has a census tract requirement and that information is on their respective web pages with guidelines to the program (see *Exterior Home Repair Program on the City website*). It's helpful because our program is only going to do so much.

Ralph then asked Karen did you get any sense of ineligible addresses or were they mostly the McKnight National Register or were there people that were confused. Karen stated that most of them came outside by the Historic District right in the National District. Also, right outside of Forest Park.

Administrator's Update

The 2021 Office of Housing \$160,000 grant for down payment assistance has \$4,000 remaining and assisted 39 thirty-nine people and that last recipient is in process. Robert asked Karen if

they have sent a map that shows where? Karen responded that they have not. Robert stated that we funded it in the first year. They sort of gave us a map that gave us an idea of where in the city the homes were/or addresses and that would be fine. Robert then stated that the other thing I had asked was for, and I don't need it by household but I want to know that they helped forty people. What percentage of those forty people were under eighty percent AMI and what percentage were between eighty percent and one hundred percent. I want to make sure that our money is helping the broad spectrum that we can help, not the narrower spectrum that the HUD money office of housing uses to help.

Ralph also stated that they gave us the recipients as well as the first year. Robert stated that he didn't need to know the name of who got it. We could ask for that obviously we are not going to ask about the income level with the name and address. Ralph stated the thought of the names, I looked them up and I was anxious to see where people were coming from. A lot of people moved within Springfield and a lot of people came from the surrounding communities in Springfield. I'm not sure if I saw anyone who moved from outside of the area to Springfield.

Robert stated that you find that because one of the requirements I think of the program is that you have to go to first time homebuyer classes. If you're living in Eastern MA, it's not easy to go to Springfield to go to a class. Karen stated that she believed the classes were on line because of COVID. Robert responded that Karen had a good point. Karen then stated that we received a map where all the properties were like the last time by zip code so we could pinpoint what areas where the houses were purchased. I will get something from Mr. Demusi. Robert stated that when you ask him, tell them the Buyer Program scored very highly. The first round of discussions and we would like a little more information on the program.

The French Row Houses

As you know we have a contract with the developer, and the contract expired last November. The French Row Houses consisted of six attached Row Houses, two of which the city had sold the developer because they had been tax foreclosed. The city has taken them back so the developer currently owns four of the six. We are trying to get a classification as to whether he intends to go forward with the project. So Karen, why don't you relay your conversation.

Karen spoke with Roger Roberge and he is in the process of pursuing an outside developer for the units. Roger is aware that the contract with the CPC has expired and if he requests to include the CPA promised funds in the development packet that he is trying to sell, it would be appreciated. However, since he doesn't expect any movement towards locating someone to take over Row Houses any time this year, if the committee wishes to terminate the contract and apply those funds for another project he doesn't have an objection to that. He also mentioned that there is a zoom meeting tomorrow night with the Historic Preservation Fund. Kathy Breck, the attorney at the city, thought this was a little unreasonable and she did recommend that we should think about terminating the contract and releasing the funds.

Robert stated that if we want to do so, we should have a motion that given that the developer is not moving forward with the project that we would terminate the funds and say in the future a new owner could reapply at a later time. Gloria, so moved. Juanita second the motion.

Robert asked, are there any discussions? Juanita asked how much money did we give them?

Robert stated that he thought it was \$180,000. Robert stated that when a project either gets terminated like this, the money goes back to the CPA pot from which it came. If part of the French Row house money came from the historic reserve it goes back there and if a portion came from the undesignated reserve, it goes back there. The city comptroller will give us an update of how much money we have in our four pots. Robert asked for a vote.

Juanita Martinez: yes - Gloria DeFillipo: yes - Clinton Harris: yes - Ralph Slate: yes
- Lamar Cook: yes - Robert McCarroll: yes

Next meeting. July 5th

Robert stated that the next meeting will be Tuesday after the Fourth of July. Let's plan on that but I would like Karen to call Judy, Rhonda and Willie to make sure the date works. Robert stated that we will be meeting in July and August for deliberations and he doesn't expect we need a special meeting and reminded the committee the City Council goes on significant hiatus in the summertime. The earliest we can get the recommendations to them is the middle of September. I don't think we need a special meeting.

Robert asked for a motion to adjourn. Robert asked those present to just wave.