



# Community Preservation Committee

Regular

~ Minutes ~

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

Kathy Calvanese

Tuesday, July 5, 2022

6:00 PM

Utilizing Remote Collaboration Technology

## I. Call to Order

6:00 PM Meeting called to order on July 5, 2022 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

| Attendee Name | Title | Status | Arrived |
|---------------|-------|--------|---------|
|---------------|-------|--------|---------|

## II. Public Portion

### Springfield Community Preservation Committee

**Regular Meeting 6:00 p.m.**

**July 5, 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) <<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) - Ralph Slate (Neighborhood Representative) Willie Thomas (Housing Authority Representative)

**Not present:** - Rhonda Sherrell - (Neighborhood Representative) Judy Crowell - (Historical Commission) both joined later in the meeting

**Agenda**

Approve Minutes of June 7

Deliberations for 2022 Project Recommendations

Historic Homes Program

lottery for selection of addresses for program

Administrator's Updates

Other Matters

Next Meeting-August 2

**Lottery**

Ralph asked if the selection of addresses for the Historic Homes Program lottery could be moved on the agenda to the top of tonight's meeting. Without objection. The (195) addresses were deposited into a random generator and viewers were able to see the process on the screen. The following five addresses were selected to receive a CPA grant:

16 Ridgewood Terrace- (Ridgewood Local Historic District)

80 Fairfield Street- (Forest Park Heights Local Historic District)

168 Pinewoods Ave- (Forest Park Heights Local Historic District)

94 Elliot Street- (Quadrangle-Mattoon Local Historic District)

27 Clarendon St- (McKnight Local Historic District)

The specifics of the lottery, number of applications received and the process used is as follows:

A total of 917 paper applications were mailed directly to eligible addresses in the seven local historic districts.

235 applications were received

196 applications were found to be eligible by address and ownership and placed into the lottery pool and as follows:

- ☐ Forest Park Heights **105**
- ☐ McKnight **65**
- ☐ Maple Hill **9**
- ☐ Ridgewood **6**
- ☐ Lower Maple **6**
- ☐ Quadrangle-Mattoon **3**
- ☐ Colony Hills **2**

A random generator was used to sort the addresses according to the number of eligible homes. If the applicant is found not to meet the income guidelines or the homes selected do not use the maximum grant, or for some other reason, the 6th homeowner will be contacted and so on until funds are depleted. Winners will be notified soon.

### **Minutes approved for June 7**

Gloria DeFillipo made the motion and Juanita Martinezl second the motion. Voice vote.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Clinton Harris, Lamar Cook, and Robert McCarroll.

Abstained. Willie Thomas.

Motion passed.

### **Deliberations for 2022 Project Recommendations**

The spreadsheet of projects and the top 8 choices from each member were shown on the screen. Willie Thomas, missing from the last meeting, offered his top 8 selections for projects and several members changed a few of their choices.

The Chair asked for a motion to adopt the general funding conditions used for last year's grants and he listed the requirements. The conditions are placed into each contract as Exhibit B.

Ralph Slate made the motion and Gloria DeFillipo second the motion. Voice vote. All in favor.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Clinton Harris, Willie Thomas, Lamar Cook and Robert McCarroll.

Motion passed.

Rhonda Sherrell arrived and did not have changes to her top selections.

Bob reminded the committee that we are advised to empty the individual reserves first which are 10% each of total funds (Historic Reserves, Open Space & Recreation, Community Housing) before using the Undesignated funds. For now, the amount of money to recommend this year is approximately 2.4 million. Once the books close in July, we'll have a more accurate number available in August.

The committee received 25 applications for CPA funding. The order to discuss the projects is based on the collective rating of the members' top 8 choices. All submitted applications will be discussed and considered according to that order.

Summary of recommendations made by the committee tonight:

| Project                              | Requested    | Recommend    | Open<br>Space/Recreation<br>\$222,600 | Historic<br>\$222,600 | Housing<br>\$222,600 | Undesignated<br>Reserve | Total Reserves |
|--------------------------------------|--------------|--------------|---------------------------------------|-----------------------|----------------------|-------------------------|----------------|
| Available for projects \$2,400,000   |              |              |                                       |                       |                      |                         |                |
| Dartmouth Terrace                    | \$77,000.00  | \$77,000.00  | \$77,000.00                           |                       |                      |                         | \$77,000.00    |
| Spanish-American War Monument        | \$132,500.00 | \$82,500.00  |                                       | \$82,500.00           |                      |                         | \$82,500.00    |
| Godfrey Triangle Restoration Phase 2 | \$105,600.00 | \$105,600.00 |                                       |                       |                      | \$105,600.00            | \$105,600.00   |
| Marshall Roy Park Improvements       | \$120,000.00 | \$120,000.00 |                                       |                       |                      | \$120,000.00            | \$120,000.00   |
| Down Payment Assistance              | \$248,000.00 | \$248,000.00 |                                       |                       | \$222,600.00         | \$25,400.00             | \$248,000.00   |
| Hennessy Park Improvements           | \$250,000.00 | \$250,000.00 | \$145,600.00                          |                       |                      | \$104,400.00            | \$250,000.00   |
| D'Amour Art Museum                   | \$250,000.00 | \$250,000.00 |                                       | \$140,100.00          |                      | \$109,900.00            | \$250,000.00   |
| Historic Home Restoration Program    | \$250,000.00 | \$250,000.00 |                                       |                       |                      | \$250,000.00            | \$250,000.00   |

**Individual votes and discussion (out of order).**

**Dartmouth Terrace**

Willie made a motion to approve the first project on the list, Dartmouth Terrace in the amount of \$77,000, and Clinton seconded the motion. Minimum discussion. Voted to recommend: Voice vote. All in favor.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Clinton Harris, Willie Thomas, Lamar Cook, Rhonda Sherrell and Robert McCarroll. Motion passed.

### **Hennessy Park Revitalization**

Clinton made the motion for \$250,000 to fund Hennessy Park and second by Juanita. Voice vote to discuss.

Ralph asked for a friendly amendment to include as part of the funding conditions (Exhibit B), the requirement to complete the process of combining the two parcels into one deed..

Gloria was concerned about the pavilion and the functional use.

Voted to recommend \$250,000 for improvements to Hennessy Park. All in favor.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Clinton Harris, Willie Thomas, Lamar Cook, Rhonda Sherrell and Robert McCarroll.

Motion passed.

### **Down Payment Assistance Program**

Juanita made a motion to award \$248,000 for the Down Payment Assistance program. Discussion. Committee is still waiting on the proposed Policies and Procedures for the 2022 program and breakdown of the funds used in the 2021 program.

Motion to grant but pencil-in amount of \$248,000 and table and take a final vote when the requested information from the Office of Housing is received.

Gloria. So moved. Second by Juanita. Voice vote.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Willie Thomas, Lamar Cook, Rhonda Sherrell and Robert McCarroll.

Abstained. Clinton Harris.

Motion passed.

Judith Crowel joined the meeting.

### **Godfrey Triangle**

Clinton made a motion to discuss. Second by Gloria. The request for additional work including the restoration of the monument for \$105,600. No discussion. Voice vote.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Willie Thomas, Rhonda Sherrell, Judith Crowell and Robert McCarroll.

No. Lamar Cook.

Motion passed.

### **Spanish American War Monument**

Ralph made a motion to fund the monument & base but not landscaping for \$82,500. Gloria second.

Yes. Gloria DeFillipo, Juanita Martinez, Ralph Slate, Willie Thomas, Rhonda Sherrell, and Robert McCarroll.

No. Lamar Cook, Judith Crowell

Motion passed.

### **D'Amour Art Museum**

Ralph made a motion to discuss the funding of \$250,000 for the D'Amour Museum. Second by Juanita. Discussion.

Gloria stated that she thought it was too much allocation for a repeat grantee. We've funded the museums and the parks department every year. Juanita felt that the museum area is the jewel of the city and important to support. Gloria asked to amend the grant. Second by Judy to reduce grant to \$150,000. Discussion on paying for only specific items (facade, door, repairs) or allow a flat amount toward all three items (including windows). *Vote to accept amendment.*

Yes. Gloria DeFillipo, Rhonda Sherrell, Judy Crowell

No. Lamar Cook, Ralph Slate, Juanita Martinez, Clinton Harris, Willie Thomas, Robert McCarroll.

Amendment does not pass.

Vote on the original motion to fund the D'Amour Museum for the full \$250,000.

Yes. Ralph Slate, Juanita Martinez, Clinton Harris, Willie Thomas, and Robert McCarroll

No. Lamar Cook, Gloria DeFillipo, Rhonda Sherrell, Judy Crowell

Motion passes.

### **Marshall Roy Park Improvements**

Motion by Gloria to recommend \$120,000 for Marshall Roy Park improvements. Juanita second. Discussion. None. Vote taken.

Yes. Ralph Slate, Gloria DeFillipo, Juanita Martinez, Clinton Harris, Willie Thomas, Lamar Cook Rhonda Sherrell, and Robert McCarroll

No. Judy Crowell

Motion passes.

### **Historic Homes Restoration Program**

Motion by Ralph to approve \$250,000 for the program. Juanita second.

Discussion. There were 195 applicants in 7 districts vs the pilot program of 24 applications in one district. Vote to recommend.

Yes. Ralph Slate, Juanita Martinez, Willie Thomas, Lamar Cook, Judy Crowell, Robert McCarroll

No. Gloria DeFillipo, Rhonda Sherrell, Clinton Harris, Willie Thomas

Motion passes.

Decision to complete deliberations tonight and discuss reordering the remaining projects.

It was decided for members to reorder the remaining 16 projects within the original grouping i.e. order selection that resulted in six projects with 3 votes each; five projects with 2 votes each and five projects with 1 vote each. Members will prioritize the project within each group and continue deliberating in August. Karen will forward a shared google sheet for members to type in their project selections. Motion to approve made by Ralph. Second by Juanita.

Voice vote. (Wille left the meeting)

Yes. Ralph Slate, Gloria DeFillipo, Juanita Martinez, Lamar Cook, Rhonda Sherrell, and

Robert McCarroll

No. Clinton Harris, Judy Crowell

Motion passes.

**Historic Homes Restoration Program (agenda item)**

\*lottery for selection of addresses for program

Lottery held at the beginning of the meeting. The information and process was repeated at this time due to changing the order in the agenda. Ralph updated the committee on the program and stated the subcommittee met and made minor decisions. Karen added that since people were expecting the lottery in this portion of the meeting, the winning addresses were shown again and the process explained. If the City Council approves the \$250,000 recommendation tonight by the Committee, an additional lottery will be held using the same addresses and any new applications will be added to the pool and the public notified.

No additional administrator updates or other matters.

Next meeting. August 2, 2022

Robert asked for a motion to adjourn. Motion by Gloria, second by Juanita.

Voice vote to adjourn.