



Community Preservation Committee

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Regular

~ Minutes ~

Kathy Calvanese

Tuesday, December 6, 2022

6:00 PM

Virtual Meeting (Zoom)

I. Call to Order

6:00 PM Meeting called to order on December 6, 2022 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

- 1. Due to the ongoing COVID-19 pandemic, as it relates to the Open Meeting Law requirement, the Springfield Community Preservation Committee will continue to meet remotely until further notice. Meetings are held at 6:00 p.m. on the first Tuesday of the month. The minutes and agendas for all meetings are available on the Meeting Portal of the City website.**
- 2. Meetings are recorded and available for viewing**
<https://www.facebook.com/SpringfieldCommunityPreservationCommittee/>
- 3. Mail public comments to: Community Preservation Committee, Springfield City Hall 36 Court Street, Springfield 01103 or e-mailed to cpc@springfieldcityhall.com. Telephone 413-530-1268.**

II. Public Portion

Springfield Community Preservation Committee

December 6, 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 full video recording of this meeting can be viewed here:

<https://www.facebook.com/SpringfieldCommunityPreservationCommittee/> <<http://www.facebook.com/SpringfieldCommunityPreservationCommittee/>>

Public comments on this meeting or in general may be mailed to Community Preservation Committee, City Hall, 36 Court Street, Springfield, 01103 or e-mail to: cpc@springfieldcityhall.com

Present: Juanita Martinez (Conservation Commission Representative) - Clinton Harris (Park Department Representative) - Ralph Slate (Neighborhood Representative) - Robert McCarroll (Springfield Preservation Trust) Gloria DeFillipo (Planning Board Representative) - Rhonda Sherrell - (Neighborhood Representative) Judy Crowell (Historical Commission) who joined the meeting later. Absent: Willie Thomas (Housing Authority) - Lamar Cook (Neighborhood Representative) A quorum was present.

Agenda

Conversation with Park Department on studies and future projects

Approve Minutes of November 1

Revise 2023 Community Preservation Plan

Revise 2023 Application Instructions

Administrator's Updates

Other Matters

Next meeting -January 3

Conversation with Park Department on CPA funded studies and future projects

CPA Funded Feasibility Study Projects
Overview of Study and Potential Grants

CPA Year	Feasibility Study	CPA Funding	Status	Purpose	Possible Grant Funding Source	Grant Status	Dept.
2018	Campanile	\$250,000.00	Completed	Historical & Conditions Assessment of OFC; Schedule of necessary improvements, Budget	Federal & State Grants	City Activley seeking grant opportunities	Parks/DCAC
2018	Highland Rail Trail (East Forest Park)	\$63,200.00	Completed	Site Analysis, Conceptual Design & Budget	MassTrails Grant for Design & Construction	Received - Under Design	Parks/DPW
2018	McKnight Rail Trail	\$200,000.00	Completed	Site Analysis, Conceptual Design, Construction Documents & Budget	MassTrails Grant for Design & Construction	Under Design	Parks/DPW
2019	Dog Park Study	\$13,500.00	Completed	Site Analysis, Conceptual Design & Budget	Stanton Foundation, PARC, CPA, LWCF	Pending available grant round	Parks
2019	Old First Church	\$120,000.00	Completed	Historical & Conditions Assessment of OFC; Schedule of necessary improvements, Budget	Federal & State Grants, Cutural Grant, Tax Credit Program	Pending available grant round	Parks/DCAC
2020	Spanish American War Monument	\$18,230.00	Completed	Historical & Conditions Assessment of Monumnet; Schedule of necessary improvements; Budget	CPA 2022 Funding	Received, waiting on contract	Parks
2020	Bike Park Study	\$80,000.00	In progress	Site Analysis, Conceptual Design & Budget	LWCF Tony Hawk Foundation	LWCF FY 23 (due Jan 23)	Parks
2020	Rockrimmon Boat House Study	\$35,000.00	In progress	Conditions & Site Review, Conceptual Building Designs, Budget	Gateway Cities, State & Federal	Pending available grant round	Parks
2020	Indian Orchard Water Study	\$49,500.00	Completed	Water Quality Study and Conceptual Recreation Designs for each site	LWCF, PARC, CPA	Pending available grant round	Parks

Guests: Patrick Sullivan, Executive Director Dept. of Parks, Buildings & Recreation Management and Laura Walsh, Senior Parks Project Manager

The DPBR was invited to discuss two concerns raised by the SCPC during the November meeting 1) whether CPA funded studies actually lead to projects and 2) thoughts about using CPA funds for enhancement of Park projects (like the Westminster Street Children's Park) rather than capital repairs (like rebuilding tennis courts) or what appears to be funding for deferred maintenance.

- 1) Patrick reviewed the CPA funded studies (see chart above). Overall, Mr. Sullivan stated that the intention is not to shelf a project once the study is complete and CPA funds were instrumental in

providing the necessary analysis to move forward with a project. You can see the stage of each study in the chart and without CPA funding, most of these projects would not come to fruition.

The committee engaged in discussion and Parks agreed to meet a couple times a year, preferable at least once on site of CPA funded projects.

- 2) Future projects. The committee expressed interest in reevaluating the way it funds park projects. Are there too many projects in the queue? Should the committee be supporting renovations/updates or repairs or projects that appear to be the result of deferred maintenance by the City? Instead, could the DPBRM provide a "wish list" item for an existing project that is scheduled to be done using the City of Springfield's park budget? In other words, the SCPC could provide funding for a special enhancement that would not otherwise be done if only the park budget was used. i.e. projects that would result in a Cadillac version of a playscape, for example, rather than a cookie-cutter playscape.

Mr. Sullivan thought it was a good idea. They will meet internally and think about presenting projects before they get into the design phase and possibly incorporate an enhancement. COVID-19 has resulted in costs that have tripled and multiple delays and shortages of supplies.

Approval of November 1 Minutes

Clinton made a motion to accept the minutes, seconded by Juanita Martinez.

In favor - Clinton Harris, Juanita Martinez, Ralph Slate, Rhonda Sherrell and Robert McCarroll

Abstained. Gloria DeFillipo

Suzanne Joyal, the SCPC recording secretary has retired. The SCPC Administrator, Karen Lee will begin recording the minutes. There was some discussion over format and the Mass.gov website will be reviewed for guidance on recording of minutes for public bodies. The Chair wished Ms. Joyal the best and thanked her for the work done on behalf of the committee.

Revise 2023 Community Preservation Plan

Juanita made a motion to adopt the draft of the Community Presentation Plan, seconded by Ralph Slate.

There was a discussion about the proposed changes to the CPP for the coming year. The plan can be viewed on the SCPC webpage here: <https://www.springfield-ma.gov/finance/community-preservation>

The committee felt encouraged regarding studies after hearing from the representatives of the parks department earlier in the meeting. The consensus is that an application for a study will include and/or identify potential sources and discourage exploratory projects. The CPA will consider studies that lead to a commitment for the project. This language will be integrated into the contract.

Letters from stakeholders involved in the project and potential resources for the execution of the project should be included in the application. It was recommended the project should start within five years.

The committee voted to accept the Community Preservation Plan as modified tonight.

Motion by Gloria Defillipo and second by Ralph Slate. All In favor - Gloria DeFillipo, Ralph Slate, Clinton Harris, Juanita Martinez, Rhonda Sherrell, Judy Crowell, and Robert McCarroll

Revise 2023 Application Instructions

New this year is an on-line application. The current application will be modified to accommodate the format. There were not any substantial changes except to say members should decide if they want a digital or hard copy of each application submitted. More discussion on the application will be considered at the next meeting.

Administrator's Updates

- 169 Maple Street - Davenport Advisors LLC received their special permit as the preferred developer of 169 Maple or the Parsons. The property has not transferred yet.
- 2612 Main Street (La Marquise) the City still owns the property and Whitman Properties has access to the building for repairs until December 31, 2022.
- Historic Homes-The final two homes were reviewed at a site visit yesterday. All selected homes are now in various stages of the process. The law department approved the homeowner contract and the first homeowner has submitted two estimates and should be ready to sign a contract with the committee soon.
- Byers Street. At last word they were in the process of obtaining a LHD.

Bob provided additional information. OPED is proposing a LHD for State Street and it includes Hotel Rainville and was given first step approval by the City Council.

An LHD application for the remaining three buildings of the Wayfinders project on Byers Street will be applied for. Bob and Karen will work on the application.

Other Matters

As reported by the Comptroller, approximately 1 million of revenue has been collected from tax levy. We received the State distribution as well but it's slightly under the amount we were told to anticipate due to the real estate market slowing down with fewer fees collected and less money going into the CPA Trust Fund. However, the state ended the year in a surplus and the state approved 20 Million of the surplus to be distributed to CPA communities. Springfield will adjust our recommendations next year according to the final numbers as we won't be spending any of the money until it all has been deposited. Springfield shouldn't expect a windfall as it did last year.

Motion to adjourn. All in favor.

Next meeting -January 3