



Community Preservation Committee

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Regular

~ Minutes ~

Kathy Calvanese

Tuesday, May 2, 2023

6:00 PM

Utilizing Remote Collaboration Technology

I. Call to Order

6:00 PM Meeting called to order on May 2, 2023 at Utilizing Remote Collaboration Technology, (Online), Springfield, MA.

II. Public Portion

Springfield Community Preservation Committee

May 2, 2023

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/Springfield> <<http://www.facebook.com/Springfield>> CommunityPreservationCommittee/

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) - Gloria DeFillipo (Planning Board Representative) - Steven Bosworth (Neighborhood Representative)- Clinton Harris (Park Department Representative) Rhonda Sherrell - (Neighborhood Representative), Willie Thomas (Housing Authority) and Robert McCarroll (Springfield Preservation Trust) a quorum was present.

Yolanda Cancel (Neighborhood Representative) Judy Crowell (Historical Commission)

Not Present:

Guest presenters: Rachel Hart, Jasper McCoy, Donald Mitchell, Kira Holmes, Thomas Napolitano, Vera Baker, Alan Hardwood, Angela Park

Agenda

Approve Minutes of April 18

5-Minute Presentations by 2023 Applicants

1. D'Amour Museum of Fine Arts Exterior Restoration
2. Kilroy House Exterior Restoration
3. Gemini Townhomes
4. Old Hill In-Fill Development
5. Kavanagh Project, 443 State Street
6. 7-9 Stockbridge Street Rehabilitation
7. Gunn Block, 473-477 State Street
8. Trinity Church, 361 Sumner Avenue
9. Old Faith Church, 42 Sumner Avenue

2023 Application Review Timetable

Administrator's Updates

Other Matters

Next meeting -May 18

Introductions and presentation of projects.

The applicants were interviewed in the order above and the Committee followed up *with questions and requests for further information in italics.*

D'Amour Museum of Fine Arts Exterior Restoration Request \$250,000.00

Presented by Rachel Hart, Grants Manager, Springfield Museums

In this 2nd phase and request for CPA funding, the urban environmental buildup will be cleaned around the door, the sides of the building and window replacement.

Kilroy House Exterior Restoration Request \$250,000.00

Presented by Rachel Hart, Grants Manager, Springfield Museums

This is the final phase of the restoration work. CPA funded the first two phases. The asbestos is about 80% removed and this phase will continue the abatement and stucco repair. Repair of 3 stained glass windows, leaded window and scrape/paint of soffits. *Follow-up 1) Will the stained-glass windows be removed, or is the cleaning and repair taking place on site? 2) On the Yertle side there is an air conditioner in one of the windows. Will that window be repaired, and AC removed?*

Gemini Townhomes Request \$250,000.00

Presented by Jasper McCoy, Project Manager, Home City Development, Inc.

This is a second year request for CPA funding for the 40-unit all electric and energy efficient townhouse development planned in the South End neighborhood. Goal is homeownership. Homes sold by lottery for income qualified buyers below 100% Area Median Income (AMI). There is a restriction period of 15 years. During this time, the homeowner is only allowed a 5% increase of property value or equity per year compounded each year. The cost to build each unit is expected to be \$571,300 per unit and townhouses will initially be sold at a subsidized and affordable price (approx \$215,000). If a unit is resold within the first 15 years, the unit must be sold to another income qualified homeowner in the same AMI bracket. By-laws do not allow renting or subletting of units and must be owner-occupied. *Follow-up. Applicant will provide the affordability restrictions as outlined in the signed term sheet with Mass Housing.*

Old Hill In-Fill Development Request \$250,000.00

Presented by Jasper McCoy, Project Manager, Home City Development, Inc.

A 10-unit energy efficient home development area planned in the Old Hill neighborhood on ten individual lots. Each home is 1400 sq feet 2bd/2b with a half basement and a one-car garage. Cost to build \$542,336 per house. The house design and color will have some variation so as not to look exactly the same. Homes will be sold by lottery to income qualified buyers below 100% Area Median Income (AMI) for approximately \$236,000. MassHousing currently requires an affordability restriction on this project for 15 years, keeping owners from selling the units to anyone except those who qualify at the same AMI percentage as the owner had at their initial purchase (note - for each year of ownership households are able to add an equity appreciation to their property at a 5% increase until the restriction period is met).

Follow-up. Home City Development to provide the affordability restrictions agreed to as outlined in the signed term sheet with MassHousing.

Kavanagh Project, 443 State Street Request \$210,000.00

Presented by Donald Mitchell, Renaissance Development, LLC

Redevelopment for mixed use of the old furniture store into 35 housing units and retail space. Two-thirds of the property will be demolished that once housed the warehouse, the furniture store and building will be preserved. The 8.5M project has other committed funds from the City. In partnership with wraparound services for the 20 units designated for supportive housing, The remaining 15 units will be affordable rental housing. *Follow-up. The Applicant will provide the affordability restrictions agreed to as outlined under the signed terms.*

7-9 Stockbridge Street Rehabilitation (Guenther & Handel's Block built 1845) Request \$150,920.00

Presented by Kira Holmes, Springfield Preservation Trust

The building currently has a 1979 preservation restriction and is the third oldest building in Springfield. The applicant purchased the building and is asking for capital expenditures to restore and repair. The

grant will cover the roof, stabilization, windows and masonry. Additional structural issues were found but the costs are not included in the CPA grant. The building will house the SPT office, public space and two rental apartments that will help sustain and cover expenses. *No additional follow-up.*

Gunn Block, 473-477 State Street Request \$250,000.00

Presented by Thomas Napolitano, Napolitano Investments, LLC

Stabilization was completed with a previous CPA grant to DevelopSpringfield. Additional masonry work and water in the basement is still needed to be addressed as well as mechanical. The building will house seven apartments and retail space. Applicant owns the Hubbard Block next store, the units will have access to laundry facilities. Total budget is 2.5M. He just completed a similar building in Manchester, CT. Doug Kelly from Epsilon is the preservation consultant. *Follow-up. SHC determination and copy of letter to Maple High Six Corners Council.*

Trinity Church, 361 Sumner Avenue Request \$160,000.00

Presented by Vera Baker and Alan Hardwood, Worship co-chairs

Repair and restore of the secular stained glass windows in Trinity Church. The original building was established in 1845. The requested restoration is for the non-religious imagery that depicts the humanities and civic, arts, and education. *No follow-up.*

Old Faith Church, 42 Sumner Avenue Request \$500,000.00

Presented by Angela Park, owner

The building is in need of a new HVAC system and due to the lack of attention, it has caused additional damage. The plan is to use the sanctuary as a community venue and performing arts center. There is a before and after school daycare presently in the building. In addition, the applicant is requesting restoration and repair of the stained glass windows of approximately \$160,000.00. *Resend the cost breakdown of stained glass repair costs.*

Minutes

Approval of April 18 Minutes. Motion to accept the minutes by Clinton and seconded by Gloria. Voice vote. Willie abstained. Motion passed.

2023 Interview Timetable

The Department of Revenue has not given a projection of what to expect to budget for CPA funds. The Comptroller's office suggested \$2.5M as a placeholder.

Administrator's Updates

The historic homes program had enough funds remaining for two more homeowner grants. The pilot program from the Planning and Economic Development has about \$36,000 remaining in reserve for two homes that have legal issues. Two project quarterly updates were read into the record for Kilroy House & D'Amour Fine Art Museum.

Other Matters

Reviewed the deliberation process. Members will come prepared to select their top eight projects to begin discussion. The administrator will send a spreadsheet with the projects and CPA categories.

Motion to adjourn made by Clinton and Second by Gloria **All in favor. Yes.**

Adjourned. **Next meeting -May 18, 2023**