



City Council
Finance Committee
Meeting

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

Councilor Zaida Govan (Chair)

~Final~

**September 14,
2026**

3:30 PM

City Hall - Room 200

Call To Order

3:30 PM Meeting called to order on September 14, 2026, in Hybrid Room 200, 36 Court Street, Springfield, MA 01103.

Roll Call

In Person:

Attorney Scott Floster, NNCC
Attorney Ken Shea
Councilor Santaniello
Councilor Govan, Chair
Bob MccCarroll
Councilor Edwards
Vanessa Otero, Director, NNCC
Jeanette Deforge, Masslive
Charles Stokes

Zoom:

Megan Anzalotti
Matthew Wengertsman
No name???
Mathieu Zahler, Developer for NNCC
Councilor Davila
Susan Kacoyannakis
Tanya Wdowiak
No name???
Councilor Hurst
Councilor Perez
Attorney Anthony Wilson

Attendee Name	Title	Status	Arrived
Brian Santaniello	City Councilor At Large	Present	
Gerry Martin	City Councilor — Ward 7	Excused	
Maria Perez	City Councilor — Ward 1	Virtual	
Malo Brown	City Councilor — Ward 4	Excused	
Zaida Govan	City Councilor — Ward 8	Present	
Kateri Walsh	City Councilor At Large	Excused	
Justin Hurst	City Councilor At Large	Virtual	
Victor Davila	City Councilor — Ward 6	Virtual	
Michael Fenton	City Councilor — Ward 2	Excused	
Jose Delgado	City Councilor At Large	Excused	
Lavar Click-Bruce	City Councilor — Ward 5	Absent	
Melvin Edwards	City Councilor — Ward 3	Present	
Tracye Whitfield	City Councilor At Large	Excused	

Public Portion

1. CPC - Bella Apartments Redevelopment Of Brightwood School - \$100,000.00 (09/08/2026)

Minutes:

On September 14, 2026, the Finance Committee, chaired by Councilor Zaida Govan, reviewed a Community Preservation Act funding request to redevelop the former Brightwood Elementary School into affordable senior housing. The project requested \$300,000, and the Community Preservation Committee recommended \$100,000 to the City Council.

The committee reviewed BELLA's role in the development and related ethics questions. BELLA is wholly owned by the New North Citizens Council, with Vanessa Otero and City Clerk Gladys Oyola-López serving as managers. Representatives stated that neither manager receives personal financial gain from BELLA or the project and that approved funding would support the development. Members expressed different interpretations of the applicable disclosure, recusal, and conflict-of-interest requirements. Councilor Justin Hurst requested written guidance from the State Ethics Commission.

The proposed development is expected to exceed \$40 million and provide affordable senior housing for households earning up to 60 percent of the area median income. The committee took no vote and planned to await additional ethics guidance before further consideration of the funding request. The meeting adjourned at 4:25 p.m.

[MIN_SIGNATURES]