



CPA Funding Application Form

City of Worcester

Submitted On:

May 9, 2025, 12:55AM EDT

Project Name	Building Belmont Back Better
Project Location and/or Address	Belmont A.M.E. Zion Church, 55 Illinois Street, Worcester, MA 01610.
Project Lead Organization (or Individual if Applicable)	Belmont A.M.E. Zion Church, Pastor, Rev. Clyde D. Talley
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Same Property Owner as Above
Brief Project Description	The Building Belmont Back Better Project includes repairing the church's exterior brick, slate roof, and interior repairs to the walls, columns, windows, doors, and interior finishes that have suffered significant water damage.
Project Contact Information	Sheila King-Goodwin [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Preserve Rehabilitate / Restore
What is the project budget?	\$806,835
How much are you requesting in CPA funding?	\$750,000
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	Yes
Are you requesting an expedited review process for your project? The CPC shall consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more	No

information.	
Please briefly describe your project.	<p>Belmont AME Zion Church is 160 years old and is the oldest African American Church in Worcester. In 2008, we purchased Holy Name of Jesus Church, which is 110 years old today. The church is undergoing a Capital Campaign to assist with repairing our slate roof and interior. The condition of the slate has caused significant internal damage to our sanctuary walls, windows, ceilings, molding, and ornate columns.</p> <p>The interior damage has extended to our fellowship hall, where we run our Food Distribution and Community Essentials Program in partnership with Yes We Care, our 501c3 organization. Weekly, we distribute food and family essentials to 1,000 people in need, and we have distributed essential convenience supplies totaling over \$800,000 in 2024.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	A historical roof alterations permit must be obtained from the City of Worcester. This permitting process has not begun at this time. The Department of Planning & Regulatory Services will need to review documents and approve using scope materials for historical accuracy.
Please attach any related permissions or permits related to the project.	MACRIS Listing.pdf
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	We do not foresee any delays in obtaining this permitting, as the current scope replaces all materials with historically accurate materials.
What is the desired start and end date of this project?	The desired start date would be July 14, 2025 and the end date would be October 31, 2025.
Please attach a Timeline for the project.	Building Belmont Back Better Timeline.xlsx
Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.	Building Belmont Back Better Budget.xlsx
Please upload any renderings and/or estimates for this project.	<p>55 illinois St. AME Zion Bid form 2025.pdf</p> <p>Belmont AME pictorial.pdf</p> <p>Collage of Church Internal Pics.jpg</p>
What is the status of the match funding identified in the	Our match funding campaign, the Building Belmont Back Better Campaign, is ongoing. We are in the initial stages of our campaign.

budget?	The church plans to raise funds in a multi-prong approach, including soliciting donations from local community partners, raising funds from parishioners, and applying for CPA funds. To date, we have received funds from Fidelity Cooperative Bank
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	Commitment Letters.docx
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	We need CPA funds to cover the majority of the project, as we do not have the ability to cover what is needed to complete the full scope of the roof project and internal work. The church has maintained repairs such as new gutters, completed a small section of the roof repair, and repointed some of the brick. We cannot fulfill a project of this magnitude, and that is why CPA funds would be a critical lifeline for our project.
Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.	Altitude Roofing and Chester Marek, the Operations Manager, has relevant experience working with historical churches, particularly slate roofing repair. They worked on the Cathedral Residences Project at 34 Fenner Street in Providence, RI, the Presbyterian Church of Ghana, 10 Chestnut Street, Worcester, and the Kishibiy Resident Project at 6 Regent Street, Worcester. I've included a list of references in the appendix.
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	The church has a year-end balance of \$24K in balances. We cannot cover the upfront costs of the project. Altitude Roofing has agreed to invoice for repairs after each portion of the roof and interior has been completed on a 30-day post-completion basis. I have included a copy of our balance sheet for your review.
Please upload any reports that may be helpful in establishing a capable financial position.	2023-2024 Belmont AME Zion Balance Sheet.pdf
How will this resource/property/building be maintained in the future?	The church will enter into an annual maintenance agreement with Altitude Roofing for inspection and repair of any slate on an ongoing basis. We have not signed a contract at this time, but plan to as part of the project.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	The project will restore the church so that we can carry out our mission of supporting our community. Located in Main South, the church provides weekly assistance to 1,000 people in need with food and essential supplies. We provide hope for underserved, low to moderate-income families who experience food insecurity. We also offer essentials such as clothing, electronics, kitchen essentials, hygiene products, blankets, diapers, toys, and more. In 2024, we distributed over \$800K in supplies.
Please identify which of the Community Priorities identified in the Community Preservation	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing. PRIORITY 3: Prioritizing investments into projects that address a

Plan align with this project (check all that apply).	demonstrated need in a geographic area.
Please describe how this project aligns with the above Community Priorities.	<p>The project aligns with CPA because of the mission, vision, and history of the church and the impact of the church within the geographic area. Main South has a population of 15,212 residents. It is racially diverse with 40% Hispanic, 33% Caucasian, and 12% African American. Conversely, the median household income is \$40,277, below the national median of \$78,538.</p> <p>Through our outreach ministry, we provide food and family essentials and offer personal development programs for youth, such as the Ashton Langford Basketball Academy, where the focus is on leadership development, teamwork, and basketball acumen. We offer the Debutante Program, a six-month program, for girls ages 15-19 that teaches basic budgeting and banking, college planning, and career exploration. We also offer the Leaders in Committed Action Program for students who want to impact the community and the world.</p>
Historic Resource Category Goals	GOAL 4: Preserve underrepresented stories.
Open Space and Recreation Category Goals	GOAL 3: Provide access to fresh, locally grown foods.
Community Housing Category Goals	This project does not align with any of these Category Goals.
Please describe how this project aligns with the above Category Goals.	By preserving the church, we're preserving the legacy and impact of two historic churches. Our church facility is one of four buildings that belonged to the Holy Name of Jesus Church. It included the church, rectory, school, and convent and served the South Worcester French Canadian community. The Sisters of Saint Anne ran the elementary school from 1898 until 1977. The church was designed in the Romanesque style with wide and expansive naves and transepts. Today, the church is the only structure that serves its intended purpose to be a spiritual and educational guide in the community. Belmont AME Zion Church, the oldest Black church in Worcester, was started on the premise of freedom. Its early supporters of the church over the years included Frederick Douglass, Coretta Scott King, and Mahalia Jackson. Members have been veterans, teachers, and prominent members of the community. All have made an impact and continue to add to the historic legacy of both churches.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	Our project aligns with the City of Worcester's plans due to our impact and support of the Main South District. We provide economic opportunities, food and convenience essentials, and health and human services to 1,000 people weekly. We serve a diverse community of citizens whose average income is well below the national average. Our mission, vision and values align with initiatives such as the Worcester Now/Next Citywide Plan, and the Downtown Urban Revitalization Plan (URP).

Does your project have community support? Please describe outreach efforts for this project.	<p>Our project has significant community support. We have engaged various community organizations and leaders in our outreach. Annually, in partnership with Sheriff Lew Evangelidis and the Worcester County Sheriff's Office, we distribute winter coats in the community. Senator Robyn Kennedy has volunteered and supported our food distribution. We have letters of support from Mayor Petty, the Worcester Regional Chamber, the United Way, the YMCA, and the Pernet Family Health Services.</p>
Please upload any letters of support.	<p>WRCC - LOS Belmont AME Zion Church.pdf LOS Belmon AME Zion Church TM.docx Letter of Support - Pernet Family Health.docx YMCA LOS.pdf BelmontAMEZionChurchLOS United Way.pdf</p>
Is there anything else you want the CPC to know about your project?	<p>Our vision is to create economic opportunities and promote sustainability for our community. This seed was planted with our first parishioners over 160 years ago, whose faith was strong, and they wanted to create a city and community that was a beacon of light. Today, we support our community through after-school programs, COVID-19 clinics, blood pressure screening, youth programming, and food and convenience essentials outreach. This project will help us continue this legacy.</p>