



# CPA Funding Application Form

City of Worcester

**Submitted On:**

Apr 24, 2025, 03:53PM EDT

<b>Project Name</b>	Partial roof replacement at Devaney Realty Holdings, 60 Fremont Street Worcester 01603
<b>Project Location and/or Address</b>	Devaney Realty Holdings, 60 Fremont Street Worcester, MA 01603
<b>Project Lead Organization (or Individual if Applicable)</b>	James J. Devaney: 508-479-3210
<b>Legal Status of the Organization</b>	LLC
<b>Current Property Owner (if Different from the Applicant)</b>	N/A
<b>Brief Project Description</b>	After several considerable rehabilitations (totaling 4,000,000 in 1985 and 1997) the main roof on 60 Fremont Street needs replacement to satisfy the needs of Devaney Realty Holdings main tenant the Commonwealth of MA
<b>Project Contact Information</b>	James Devaney [REDACTED]
<b>What CPA category does this project fall under? (Check All that Apply)</b>	Historic Resources
<b>What activity are you proposing to do in this category? (Check All that Apply)</b>	Rehabilitate / Restore
<b>What is the project budget?</b>	\$140,000.00
<b>How much are you requesting in CPA funding?</b>	\$65,000.00
<b>Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?</b>	Yes
<b>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</b>	Yes

<b>information.</b>	
<b>Please briefly describe the conditions under which you are requesting an expedited timeline for review. Additionally, please ensure to email CPP staff at burmeisterj@worcesterma.gov before or shortly after submitting this application.</b>	Devaney Realty Holdings (DRH) has made a commitment to its primary Lessee, The Commonwealth of Ma that the roof above there space would be replaced in 2025.
<b>Please briefly describe your project.</b>	To replace the main membrane roof (20,000 sq ft).
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	Please find attached the scope document from our chosen roofer contractor Rockwell. Please note that they will obtain all required permits .
<b>Please attach any related permissions or permits related to the project.</b>	WORCESTER MA 60 FREMONT STREET ROOF AREA 1 GO OVER HALF INCH 4-1-25.pdf
<b>Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.</b>	N/A
<b>What is the desired start and end date of this project?</b>	Please find timeline.
<b>Please attach a Timeline for the project.</b>	Time Line.docx
<b>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.</b>	Budget.docx
<b>Please upload any renderings and/or estimates for this project.</b>	WORCESTER MA 60 FREMONT STREET ROOF AREA 1 GO OVER HALF INCH 4-1-25.pdf
<b>What is the status of the match funding identified in the budget?</b>	Please find attached.or James J. Devaney personal funding.
<b>Please upload commitment</b>	

<b>letters and/or funding agreements demonstrating that match funding is in place.</b>	Unibank Letter of Intent 4-16-25.pdf
<b>Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.</b>	Companies cash flow does not provide enough reserve capital to meet a one-time project of this size.
<b>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.</b>	Jim Devaney and the DRH team have done numerous rehabilitations at 60 Fremont Street to accommodate user requirements. 1985: A portion of 2 million dollars to upgrade the facility for leather goods manufacturing. 1997: a portion of 4 million dollars to further upgrade the facility for increased volume of leather goods manufacturing. April 2008: City of Worcester special needs busing, rehabilitation \$250,000.00 July 2016: Commonwealth of MA trial courts: \$185,000.00. Sept 2021: Expanded lease for Commonwealth of MA trial courts: \$200,000.00
<b>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.</b>	Please find attached financials.
<b>Please upload any reports that may be helpful in establishing a capable financial position.</b>	Balance Sheet.pdf
<b>How will this resource/property/building be maintained in the future?</b>	The property is maintained by the long standing tenement will The Valkyrie Company, Inc. which manages the building some of which is offset with our custodial lease with The Commonwealth of MA: \$10,200 per annum.
<b>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</b>	The project demonstrates a continued investment in a 120 year old historic building, repurposed to lease space for The Commonwealth of MA as well as small business parking and continued production of leather products.
<b>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</b>	PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.
<b>Please describe how this project aligns with the above Community Priorities.</b>	F: Community Priorities: Project strongly aligns with more than one category priority. H: Community Planning and Buy-in: Project strongly demonstrates with other community plans initiatives, and demonstrates strong community support.
<b>Historic Resource Category</b>	GOAL 2: Promote adaptive reuse or deconstruction for historical

<b>Goals</b>	preservation.
<b>Open Space and Recreation Category Goals</b>	This project does not align with any of these Category Goals.
<b>Community Housing Category Goals</b>	This project does not align with any of these Category Goals.
<b>Please describe how this project aligns with the above Category Goals.</b>	H: Community Planning and Buy-in: Project strongly demonstrates alignment/compatibility with other community plans and initiative, and demonstrates strong community support.
<b>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</b>	I have no knowledge.
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	I believe that we have been good neighbors over many, many years. Please find historical relevance.
<b>Please upload any letters of support.</b>	The Commonwealth of Massachusetts Letter for Historical Commision.pdf
<b>Is there anything else you want the CPC to know about your project?</b>	I think the application speaks for itself.