

**Redevelopment Authority Meeting Minutes**  
**Thursday, February 25, 2021**  
**3-4:30PM**

Members in Attendance: Frank DeToma, Imad Zubi, Diane LaRoche; Tony Judge  
Others Present: Helen Fantini, resident; Anne Capra, Assistant Planner

Meeting Recording:

<https://vimeo.com/channels/shctv15/528493734>

Chairman Frank DeToma opened the meeting at 3:00pm.

**1. Discuss and Consider Member Terms and Vacancies**

Members discussed the Town Meeting process for nomination and election of new members to the Redevelopment Authority. Imad's term expires in 2021 and he said he would make a decision by the end of next week as to whether or not he would seek re-election. All successive terms are for five years. He suggested that candidates for new members would be young families, possibly new to town that were seeking to be involved and could offer a presence through social media. He would want to stay involved if he left. He will be taking in on a new role at MHC as the Director of Auxillary Services.

**2. Discuss and Consider Advisory Board Membership, Roles and Responsibilities**

Members discussed their intent to update the Advisory Board. Anne contacted by email all of the current membes to see who is interested in staying on. So far, Anne Awad, Pauline Casey, Naomi Darling, and Martha Terry expressed interst in continuing on the board. The following members stated they no longer wished to participate: Liz Austin, Wayne Cordes, John Hine, Robert Judge, Jeff Labrecque, Mary Jo Maydew, Priscilla Mandrachia, Mariann Millard, Gillian Woldorf.

**3. Discuss and Consider SHELD MDI Final Report**

Frank has contacted several business owners in the Falls who have said they would be willing to attend a meeting about the MDI SHELD mixed use redevelopment conceptual plans. The purpose of the meeting is to share information about the type of development/redevelopment that is feasible in the Falls. A date has not yet been yet. It is preferred that this be an in-person meeting and the current restrictions due to COVID would prevent that.

**4. Discuss and Consider Capital Fund Request to Town Meeting**

Anne suggested the RA invite Town Administrator Mike Sullivan to a meeting to discuss this concept and share ideas about the types of projects the RA could/should become involved in. Anne will contact him and schedule the meeting.

**5. Discuss and Consider Master Plan Implementation Committee Questionnaire – Draft Master Plan Update Goals, Objectives, and Implementation Plan**

Members were sent the DRAFT Implementation Plan, and were asked to comment on the goals, objectives and actions that addressed the Redevelopment Authority. Members went through 17 actions that identified the RA as either the primary entity (7) responsible for implementing the task, sub entity (4), and "all boards" tasks (6). Members felt that the goals and associated actions were within the purview of the RA and had no comments. Frank questioned whether there should be a separate meeting to focus solely on the Master Plan.

Tony Judge joined the meeting at 3:50pm.

Frank suggested that the goals and actions are outlined and referred to regularly. He suggested doing more outreach within the community to keep them aware of the efforts of the Redevelopment Authority. Tony suggested the outreach should be project specific and thus the need to develop some projects that the RA can be involved in.

#### **6. Discuss and Consider Draft Meeting Minutes January 13, 2021**

Frank made a motion to approve the minutes; Diane seconded; all in favor.

#### **7. Other Business**

The FY20 Annual Report is due. Anne will draft and send to Frank for his review prior to submitting to Kristin Maher.

Anne drafted the 2020 Annual Report for DHCD, which is a requirement of all Redevelopment Authorities, and submitted it.

Anne has reached out to PVPC to request they attend an upcoming meeting to talk about the FY20 CDBG Grant which has infrastructure work targeted for the Falls, and housing rehab.

Anne provided the following status report on ongoing projects in the Falls:

##### 1 Canal Street Condominiums

It is my understanding that they are proceeding to work on the buildings. Below is a synopsis of the permitting and the status:

2017: A Special Permit for this development was granted by the Planning Board on March 20, 2017 subject to various conditions. The written decision was signed and filed with the South Hadley Town Clerk and no appeal was filed.

2018: An amendment to the March 20, 2017 Special Permit was granted by the Planning Board to insert "AAD, LLC" as an applicant. The written decision was signed and filed with the South Hadley Town Clerk and no appeal was filed.

2019: An amendment to the Special Permit as amended was approved to alter the requirements for filing of the decision with the Registry of Deeds as the original applicant failed to record the Decision and the Building Commissioner deemed the Special Permit expired due to lack of recording. The written decision was signed and filed with the South Hadley Town Clerk and no appeal was filed.

Status: Section 255-128 of the Zoning Bylaw provides that Special Permits expire if work is not commenced within 12 months of the approval and work is not substantially completed within 2 years of the approval. Work was commenced within 12 months of approval and the 2-year time frame has not been reached yet. Normally that would be in June 2021; however, with the Special Acts of 2020 regarding COVID, there was a tolling of the expiration period for all permits and to my knowledge that has not been lifted. Therefore, it is likely that the deadline for "substantial" completion will not be until early 2022 at the earliest. Additionally, any reasonable person would grant that the COVID State of Emergency would be a reasonable basis for extending the deadline.

##### 27 Bardwell Street, Former Library conversion to condos

It is my understanding that they are proceeding to work on the buildings. Below is a synopsis of the permitting and status:

2016: A Special Permit for this development was granted by the Planning Board on January 25, 2016 subject to various conditions. The written decision was signed and filed with the South Hadley Town Clerk and no appeal was filed.

2018: An amendment to the January 25, 2016 Special Permit was granted by the Planning Board to add "Yi Sheng, Inc." as an applicant and incorporate updated plans. A subsequent amendment revised the project to reduce the number of units to 5 units and incorporate garages.

2020: The Board extended the expiration of the Special Permit to August 31, 2020 due to unexpected delays related to financing. Subsequently, due to the COVID State of Emergency, the Board extended the expiration date to September 30, 2021 although that may not be necessary due to the tolling of the permits by the Special Acts of 2020.

The Planning Director expects a status report on 27 Bardwell Street shortly.

#### 1 West Main Street

2019: Filed an application for vacant property registration with the Building Commissioner/Inspectional Services.

#### 36 Bridge Street

Construction has not begun due to market uncertainties related to the COVID-19 pandemic.

Imad motioned to adjourn the meeting at 4:21PM, Diane seconded; all in favor.