

South Hadley Redevelopment Authority
Meeting Minutes
Monday, March 11, 2019 @ 5:00 p.m.
South Hadley Town Hall, Room 205

Meeting called to order at 5:00 p.m. Present: Frank DeToma, Tony Judge Diane LaRoche, Win Lavallee, Anne Capra

Judy Gooch Dobosh from the Master Plan Implementation Committee addressed the Redevelopment Authority (RA) to encourage attendance at one of the "Meetings in a Box" that are being held in March. She also asked for an update as to the status of the Redevelopment Plan. The Plan has gone through two rounds of comments/edits from DHCD, still required is MEPA approval. Judy also asked for clarification of the RA role in the Housing Production Plan. Anne Capra said that PVPC is to handle that. Judy also asked if there is currently any dedicated funding source for affordable housing. Chair DeToma referred to the 40R plans as the only current funding.

Consultant McCabe has provided the InDesign files for the Redevelopment Plan, and the town has purchased the software necessary to edit the document in InDesign. GIS files are still needed to create layered maps, and Anne will attempt to contact McCabe again to see will turn over the GIS files.

Edits suggested by DHCD include: check Financial Plan/some of the numbers don't add up, clarify local approvals section (include acknowledgement of the status re: MEPA approval), update sections where regulations may have changed since initial plan was developed. Anne will email the suggested edits to the committee for review and comment.

MEPA Review: Large scale projects such as Urban Renewal Plans require a comprehensive MEPA review, including a separate public hearing process. It is undecided as to whether Anne Capra should be the one to handle the MEPA review process or should a consultant be hired. The process is time consuming and may not be the best use of Anne's time. Funds would have to be requested if a consultant is to be hired.

Current R.A. funding is \$18,000 (minus cost of software just purchased). Anne will investigate possible cost for consultant to do MEPA application

Public Outreach: We may need to create a new version of the Executive Summary that will reflect edits/changes to the plan. Frank will work on an updated version. Public outreach should happen concurrently with the MEPA review process in order to move approvals along. We should identify key members of the community to meet with one-on-one to promote the plan. Since there are currently no funds available for the purchase of properties, the RA should consider how to capitalize the redevelopment fund (ask town meeting for large cash influx?)

Minutes from 3/27/2018 were accepted by unanimous vote

Next meeting set for Monday, April 8 5:00 p.m. Town Hall Room 205

Meeting adjourned at 6:20 p.m.

Respectfully Submitted by,
Diane LaRoche