

South Hadley Redevelopment Authority
Meeting Minutes – July 16, 2020
Virtual Meeting

In attendance:

Diane LaRoche, member; Imad Zubi, member; Sarah LaCour, Jeff Daley, and Sean O'Donnell of Westmass Area Development Corporation; Emily Innes, Harriman Associates; Anne Capra, South Hadley Assistant Planner

1. Discuss and Consider Westmass Area Development Corporation, Sarah LaCour Jeff Daley, and Sean O'Donnell

Jeff Daley provided an overview of their company and the types of projects they have been involved in throughout, both at Westmass and in their professional careers prior to joining the company. All three have been with Westmass for just the past year. The company owns several industrial parks which are profiled on their website at www.westmassdevelopment.com. They also provide services to clients relative to redevelopment including ownership and title searches, identifying funding packages for projects and phasing, design and permitting work, and other types of detailed project planning activities to guide projects through the complicated process of redevelopment. Sarah LaCour introduced herself and talked about some of the past redevelopment projects she has been involved in over the past 20 years as a planner and landscape architect. Sean O'Donnell is the newest member of the company and most recently been involved with the Redevelopment Authorities in Palmer and Orange.

They had specific questions about the status of the Mill #6 building on Gaylord Street and the former Carew School site. Anne will compile some information about each site for discussion at a next meeting.

Jeff and Sean left the meeting at 1:29pm.

2. Discuss and Consider DHCD Massachusetts Downtown Initiative Grant, Emily Innes, Harriman Associates

Emily Innes, Director of Planning at Harriman Associates provided an overview of the scope of work for the project. Her team will be developing conceptual designs for the redevelopment of a mixed-use building at the current SHELD property on Main Street. The design will take into consideration existing environmental constraints (100-year floodplain and Riverfront Area) and zoning. The conceptual design will be used to market the site and can be used as a prototype for similar redevelopment downtown. They will be conducting an initial site visit next week to get familiar with the site.

3. Discuss and Consider Route 33/202 Corridor Study, Emily Innes, Harriman Associates

Emily is also the Town's consultant on this project being managed through the Planning and Conservation Department. She gave an abbreviated version of the full presentation

she gave to the public at a June 9th meeting (viewable here: <https://www.southhadley.org/DocumentCenter/View/6635/Route-20233-Corridor-Study-Virtual-Community-Meeting-Presentation-692020>)

Diane remarked that it is interesting to consider the corridor as a destination rather than a place to pass through.

Harriman will be finalizing the draft plan in the coming weeks.

4. Discuss and Consider Possible New Members

Anne reported that Frank DeToma has recruited Helen Fantini to join the Redevelopment Authority. Helen is very interested in joining. Both Diane and Imad stated they support Helen joining the RA. In order for her to do so, she will need to be elected to the RA at Town Meeting in the Fall. Anne will talk to the Town Administrator about getting this on the warrant. In the meantime, we would like to invite Helen to participate in upcoming meetings as “friend of the RA” without voting powers.

5. Other Business

Anne asked if members had any contact with property owners in the Falls to discuss their current plans for business development. No connections with property owners have been made at this point.

The meeting was adjourned at 2:10pm.