

South Hadley Redevelopment Authority

Minutes from February 23,2026

Present: Michelle Theroux, Anne Capra, Helen Fantini, Madison Dressler, Diane LaRoche

1. Minutes from 1/21/2026 meeting accepted as written.
2. Treasurer Report: People's Bank account balance \$4,465.94 Activity: January 22,2026 deposit \$450.00 \*(\$400.00 from O'Brien Funeral Home for advertising in Falls Digest, \$50.00 donation in memory of Kenneth Merchant) January 22,2026 withdraw \$1,044.06 for grant reimbursement to Field of Violets, LLC.
3. FY26 Budget Allocation Request-May Annual Town Meeting: Request is based on a Mass. Underutilized Properties template. Many vacant properties in SH Falls are NOT tax delinquent, but owners cannot afford to pay for the cost of redevelopment. Selectboard vote to approve the budget request was unanimous, TA Wong is concerned that the amount is low, but a good start. RA member M. Dressler questioned if there will be restrictions on how the \$\$ could be used. A. Capra advised that we should frame the project needs, then decide what we can and will fund, what should be the commitment from property owners, and how might we find partner agencies to obtain additional resources. RA member H. Fantini urged that we avoid spending \$\$ on "studies" and get firm commitments from property owners who request \$\$\$. A. Capra suggests that a goal may be to simply get properties to a point where they can be sold. She will meet with Town Counsel to develop the budget fund request concept further. The Redevelopment Authority could not do Tax-title acquisitions, but could take "blighted" properties even if the taxes are being paid. M. Dressler would like to see examples of RA property acquisitions in other communities. The Affordable Housing Trust and the Redevelopment Authority should hold a joint meeting in the near future since we act as sister agencies. Funding the Redevelopment Authority will help to bring more partners to the table for redevelopment projects.
4. DeToma Fund Outreach: no new grant requests have been received, Violet site on Main Street is in the permitting phase with the Town of SH.
5. Falls Business Improvement Grants: Grants should be promoted again via Town Reminder ad, and a flyer to distribute in-person to local businesses. Member Dressler suggested that promotion of the grants should happen AFTER the April 14<sup>th</sup> town election, member LaRoche stressed the importance of in-person visits to businesses to develop relationships and promote the grants. May 1<sup>st</sup> edition of the Falls Digest should include business grant info.
6. Quarterly Newsletter: next edition will be May 1, 2026 Submissions are due to Anne Capra by April 1<sup>st</sup>, be sure to include photos. Assignments include: A. Capra-Main Street TIPS project, mini-grant promotion, M. Theroux-business profile (Ty's Body Shop), M. Dressler-resident profile, D. LaRoche-Firehouse Museum/Historic District
7. Other Project Updates: Main Street TIPS project public hearing should be scheduled soon, SHEL D plans to go forward with relocation to the Big Y plaza property (ownership of the SHEL D Main St. property is under discussion), West Main collapsed building: Town is seeking price quotes to obtain access to the property and will put a lien on it to recoup any costs.

8. Next Meeting of the Redevelopment Authority will be on Monday, March 16,2026 at 9:00a.m.via Zoom