

To: Steve
From: Doug
March 10, 1980

Projects Report

UDAGs: Springfield has submitted a UDAG for their office tower development adjacent to city hall. The developer involved is Chase from Hartford. UDAG: \$5.9 leverage: \$25M. Creating 1750 new permanent jobs and 400 construction jobs with a target for local minorities. The UDAG will pay for site improvements and parking which the developer will lease from the city. Mayor Dimauro has been to Washington on a follow-up to the meeting held in Boston. This seems to be a quick (Chase would like to get in the ground April 20, 1980,) clean development which fits into the overall Springfield Plan.

Chicopee's UDAG is for a bank expansion in the downtown. It calls for a \$75,000 grant to leverage a \$300,000 investment in an existing structure with an expansion. The HUD UDAG team was not enthusiastic about the application at their meeting in Boston. They felt it should be restructured with a pay back provision for the city. They also were concerned that the "job creation" is one or two permanent, full-time. A final issue here is the fact that the bank involved is ready to invest in a suburban Chicopee location. The application is not particularly strong and I doubt HUD would approve it this time around. There should be another way to accomplish this project.

North Adams' UDAG has not been submitted this round.

Housing Priorities

1. St. Michael's in Northampton is a top priority for me as I have been involved with working out a compromise with city officials, the developer, and AHOP Review Committee. The agreement involves including congregant services for elderly and family ^{handicapped} families and 10 to 12 ^{with set} scattered site units for family housing. It is an important downtown adaptive reuse project for the city.
2. Continental Wingate in Adams is a reuse of a mill building including 76 elderly units and 40 family. This is a significant compromise on the family/elderly ratios and is important to preservation and overall community development efforts.
3. General Shepard project in downtown Westfield is 110 units of elderly and handicapped housing, forty units of rehab and seventy units of new construction. This project has a substantial historic significance (it once housed the largest whip company in the U.S.) and is in the middle of the targeted (NSA) downtown commercial district.
4. Wilberham Commons in Wilberham (the top Charkoudian proposal) calls for 34 family units and 102 elderly. While the project proposal aesthetically is pleasing there are problems which

REMEMBER TO TELL THE WITNESSES THAT THEY ARE HERE FOR
WELCOME TO READ A SHORT PART OF THEIR TESTIMONY AND
SUBMIT THE REST INTO THE RECORD. THIS WOULD BE A WAY
have been raised by the local authorities, including: financial
and managerial of the owning corporation; location, which is
out in the suburbs and in close proximity to other housing projects
site, two-thirds of which is Wetlands. The town has written Siflinger
and expressed support for another proposal (Green Ridge Estates by
Beacon Co.) over Wilberham Commons.

Other Projects

Chicopee will be soon submitting a Title 9 application for planning
assistance to develop a strategy for dealing with the Uniroyal closing.
EDA has indicated to me that they are ready to go as soon as they get
the application.

Pittsfield continues to move ahead on the mall plans. Preliminary
drawings have been completed and presented to Pyramid. Some changes
are still being negotiated before Pyramid goes to the department stores.

Greenfield has lost their town planner (Sandra Johnson) in a very
involved dispute with the Board of Selectmen. I will be checking
with HUD to make sure there is no disruption of the Block Grant

I met with the Northampton Banking group last week and there seems to
be some progress in terms of attitude if nothing else. They will be
reviewing a proposal for changing the existing development corp. (which
is primarily industrial) on the 19th of March and perhaps will have
something by April 8 when PT is out to visit. The group has evolved
into a development cabinet for the Mayor and a useful vehicle to
share information on Northampton developments.

The meeting of the Lower Pioneer Valley Regional Planning Commission
last night approved a resolution for a task force to study the
Rte 57 project. The meeting of the RTA is set for March 19. I intend
to ask for TIP approval now with an understanding that it could be
amended at such time that the task force has a recommendation for
improvements to 57.