<table>
<thead>
<tr>
<th>AREA 1</th>
<th>Birds Eye View</th>
<th>Property Card</th>
<th>Address</th>
<th>Map Lot</th>
<th>Description</th>
<th>City Owned</th>
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</thead>
<tbody>
<tr>
<td>Aggregate with adjacent URP parcels for propert+4:36y redevelopment</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>712 Dwight St</td>
<td>006-06-010</td>
<td>6-Apartments 2-Storefronts</td>
<td>Yes</td>
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<th>AREA 2</th>
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<tr>
<td>Vacant lots formerly part of Holyoke Catholic High School. Aggregate parcels and consider rezoning from Downtown Residential to Downtown Business to promote development.</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>Chestnut St</td>
<td>006-02-003</td>
<td>Empty Lot</td>
<td>No</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Dwight St</td>
<td>006-02-004</td>
<td>Empty Lot</td>
<td>No</td>
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<tr>
<td></td>
<td></td>
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<td>Dwight St</td>
<td>006-02-005</td>
<td>Empty Lot</td>
<td>No</td>
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<tr>
<td></td>
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<td>Elm St</td>
<td>006-02-007</td>
<td>Empty Lot</td>
<td>No</td>
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<td>historic building and adjacent vacant lot with uncertain future use</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>Chestnut St</td>
<td>011-09-010</td>
<td>Vacant Lot associated with 158 Chestnut St</td>
<td>No</td>
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<tr>
<td>Parking lots could support the redevelopment of 174 Lyman Street (former paint shop)</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>158 Chestnut St</td>
<td>011-09-011</td>
<td>Large Garage</td>
<td>No</td>
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<td>Potential development opportunity to enhance area across from Veterans Park</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>145 Hampden St</td>
<td>012-04-009</td>
<td>Auto Use</td>
<td>No</td>
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<tr>
<td>Vacant land (site of Mater Dolorosa Church)</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>71 Maple St</td>
<td>014-02-001</td>
<td>Vacant Lot (Mater Dolorosa)</td>
<td>No</td>
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<td>Chestnut St</td>
<td>014-02-002</td>
<td>Vacant Lot (Mater Dolorosa)</td>
<td>No</td>
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<td>Right of Way for Access to Pulaski Park</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>111 Lyman St</td>
<td>015-01-007</td>
<td>Right of Way for Access to Pulaski Park</td>
<td>No</td>
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<tr>
<th>AREA 3</th>
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<tbody>
<tr>
<td>Vacant City owned land that could be used to support Armory redevelopment</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>299 Walnut St</td>
<td>004-06-004</td>
<td>Vacant Lot - Support Armory</td>
<td>Yes</td>
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<td>307 Walnut St</td>
<td>004-06-005</td>
<td>Vacant Lot - Support Armory</td>
<td>Yes</td>
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<td>Potential development opportunity to enhance area near school and library</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>243 Elm St</td>
<td>004-03-001</td>
<td>Auto Use - Large Lot</td>
<td>No</td>
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<td>historic building with potential for future development</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>Cabot St</td>
<td>010-07-001</td>
<td>Lawrence School</td>
<td>Yes</td>
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<td>historic building with potential for future development</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>235 Chestnut St</td>
<td>005-03-005</td>
<td>Masonic Temple</td>
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<td>historic building with potential for future development</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>237 Chestnut St</td>
<td>005-03-006</td>
<td>Pentecostal Church</td>
<td>No</td>
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<td>large apartment bldg. with historic significance</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>173 Elm St</td>
<td>005-04-005</td>
<td>Apartment Block at Appleton St</td>
<td>No</td>
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<td>historic building with adjacent parking lot with uncertain future use</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>377 Appleton St</td>
<td>005-04-006</td>
<td>Baptist Church</td>
<td>No</td>
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<td>Walnut St</td>
<td>005-04-007</td>
<td>Baptist Church - Parking Lot</td>
<td>No</td>
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<td>Walnut St</td>
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<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>136 Suffolk St</td>
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<td>Seventh Day Adventist Church</td>
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<th>AREA 4</th>
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<tr>
<td>3 adjacent vacant lots next to Second Congregational Church</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>399 High St</td>
<td>011-07-002</td>
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<td>405 High St</td>
<td>011-07-003</td>
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<td>415 High St</td>
<td>011-07-004</td>
<td>Vacant Lot</td>
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<td>Vacant lots that could provide parking for High St. businesses</td>
<td>BIRDS EYE LINK</td>
<td>PROPERTY LINK</td>
<td>31 Newton St</td>
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<td>Vacant Lot</td>
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<td>43 Newton St</td>
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<td>61 Newton St</td>
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<td>400 High St</td>
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<td>394 High St</td>
<td>011-04-014</td>
<td>Damaged by Essex Hotel</td>
<td>Yes</td>
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<td>Vacant and deteriorating buildings on High St. that are opportunitues for redevelopment</td>
<td>BIRDS EYE LINK</td>
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<td>011-05-033</td>
<td>Haberman</td>
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<td>BIRDS EYE LINK 588 High St 010-01-020</td>
<td>Retail/Apartments</td>
<td>Yes</td>
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<td>BIRDS EYE LINK 16 Commercial St 019-01-017</td>
<td>Baking Company</td>
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<td>BIRDS EYE LINK Commercial St 019-01-018</td>
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<td>BIRDS EYE LINK Worcester Pl 019-01-19</td>
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<td>Municipal parking lot</td>
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<td>BIRDS EYE LINK Worcester Pl 010-01-15</td>
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<td>BIRDS EYE LINK 107 Appleton St 030-01-001</td>
<td>Scrap Yard (may not include)</td>
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<td>BIRDS EYE LINK 161 Main St 030-06-007</td>
<td>1 story retail building</td>
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<td>BIRDS EYE LINK 31 Canal St 037-04-001</td>
<td>Auto use</td>
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<td>BIRDS EYE LINK 2 Bowers St 033-03-001</td>
<td>Old Richardson Train Station</td>
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<td>BIRDS EYE LINK 12 Bowers St 033-03-002</td>
<td>Old Richardson Train Station</td>
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<td>BIRDS EYE LINK Bigelow St 021-01-006</td>
<td>Merrick Thread adjacent lot</td>
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<td>BIRDS EYE LINK 195 Appleton St 021-01-007</td>
<td>Merrick Thread Co. Mill # 3</td>
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<td>BIRDS EYE LINK 277 Main St 030-08-002</td>
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<td>BIRDS EYE LINK 285 Main St 030-08-004</td>
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<td>BIRDS EYE LINK 260 Race St 030-08-020</td>
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<td>BIRDS EYE LINK 163 Clemente St 028-04-001</td>
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<td>BIRDS EYE LINK 60 Hamilton 028-04-016</td>
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<td>BIRDS EYE LINK 80 Hamilton St 028-07-019</td>
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<td>BIRDS EYE LINK 603 South Bridge St 029-09-007</td>
<td>Auto Business</td>
<td>No</td>
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<td>BIRDS EYE LINK 607 South Bridge St 029-09-008</td>
<td>Auto Business</td>
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<td>BIRDS EYE LINK Clemente St 029-09-009</td>
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<td>BIRDS EYE LINK 710 South East St 029-09-010</td>
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<td>BIRDS EYE LINK 32 Cabot St 029-04-014</td>
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<tr>
<td>BIRDS EYE LINK South East St 031-01-23</td>
<td>Vacant Lot (Utility Easement?)</td>
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<td>BIRDS EYE LINK South East St 031-01-24</td>
<td>Vacant Lot</td>
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# 712 Dwight St

**006-06-010**

<table>
<thead>
<tr>
<th>Area #1 - Dwight Street Gateway</th>
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<tbody>
<tr>
<td>Ward:</td>
<td>1</td>
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<tr>
<td>Zoning:</td>
<td>BL</td>
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<tr>
<td>Acres:</td>
<td>0.063</td>
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<tr>
<td>Bldg. Type:</td>
<td>MX USE &lt; 9</td>
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<tr>
<td>Condition:</td>
<td>Poor</td>
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<tr>
<td>Bldg. Size:</td>
<td>11,076 GSF</td>
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| Owner:                        | CITY OF HOLYOKE |
| Address:                      | 536 DWIGHT STREET |
| Address:                      | HOLYOKE, MA 01040 |

| Total Value:                  | $144,300 |
| Land:                         | $24,800 |
| Building:                     | $119,500 |

| Vacant?:                      | Yes |
| Tax Title?:                   | No |

| Action:                       | Transfer |

**Description:**
This vacant building contributes to blight in the Dwight St. gateway. Redevelopment of this building would present the opportunity to create quality housing and light commercial/retail uses which, as a result, would increase tax revenue and property values in the area. An adjacent city owned parcel, also in the URP, can be aggregated and utilized for parking and green space to support the redevelopment.
Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.193
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

Total Value: $17,300
Land: $17,300
Building: $0

Vacant? No (parking lot)
Tax Title? No
Action: Acquisition

Description:
This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.
### Area #2 - Veteran's Park & North High St

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<td>Acres</td>
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<td>Bldg. Type</td>
<td>PAVING</td>
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<td>Condition</td>
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<td>Bldg. Size</td>
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<table>
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<tr>
<th>Owner</th>
<th>WELD PARTNERS/LLC</th>
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<tbody>
<tr>
<td>Address</td>
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<th>Vacant?</th>
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</thead>
<tbody>
<tr>
<td>Tax Title?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Action</th>
<th>Acquisition</th>
</tr>
</thead>
</table>

**Description:**
This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.
Dwight St
006-02-005

Area #2 - Veteran's Park & North High St
Ward: 1
Zoning: DR
Acres: 0.451
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

Total Value: $55,700
Land: $32,100
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.
Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.209
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

Total Value: $17,600
Land: $17,600
Building: $ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.
### Chestnut St
011-09-010

### Area #2 - Veteran's Park & North High St

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
<td>1</td>
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<tr>
<td>Zoning:</td>
<td>BC</td>
</tr>
<tr>
<td>Acres:</td>
<td>0.329</td>
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<tr>
<td>Bldg. Type:</td>
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<tr>
<td>Condition:</td>
<td>NA</td>
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<tr>
<td>Bldg. Size:</td>
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<table>
<thead>
<tr>
<th>Information</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>WIELGOSZ MARY E</td>
</tr>
<tr>
<td>Address:</td>
<td>10 CAROL LANE</td>
</tr>
<tr>
<td></td>
<td>HOLYOKE, MA 01040</td>
</tr>
</tbody>
</table>

| Total Value:                 | $36,000                            |
| Land:                        | $28,600                            |
| Building:                    | $0                                 |
| Vacant?:                     | Yes                                |
| Tax Title?:                  | No                                 |
| Action:                      | Acquisition                        |

**Description:**
This parcel adds blight to the Chestnut Street corridor. This area has seen recent redevelopment activity along Appleton Street. This parcel should be utilized as parking and green space to support the redevelopment of 158 Chestnut Street and the areas commercial corridor.
158 Chestnut St
011-09-011

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.350
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 35,124 GSF

Owner: WIELGOSZ HENRY J
        C/O MIMI WIELGOSZ
Address: 605 HAMPDEN ST
         HOLYOKE, MA 01040

Total Value: $170,500
Land: $29,200
Building: $140,200

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This vacant building adds blight to the Chestnut Street corridor. This area has seen recent redevelopment activity along Appleton Street. Redeveloping the building into a commercial project has potential for job creation, increased tax revenue and added curb appeal. The adjacent vacant parcel should be utilized as parking and green space for supporting the redevelopment of the building and surrounding commercial area.
174 Lyman St
012-04-001

Area #2 - Veteran's Park & North High St

| Ward:    | 1 |
| Zoning:  | BC |
| Acres:   | 0.068 |
| Bldg. Type: | MX USE < 9 |
| Condition: | Fair |
| Bldg. Size: | 11,808 GSF |

| Owner:            | BOSTON HOME INVEST, LLC |
| Address:          | 22 BELAIR DRIVE HOLBROOK, MA 02343 |

| Total Value:      | $92,000 |
| Land:             | $26,600 |
| Building:         | $65,400 |

| Vacant?:          | Yes |
| Tax Title?:       | Yes |

| Action:           | Acquisition |

Description:

This vacant historic building is significantly blighted and in need of redevelopment. Redeveloping the building into a mixed use project has potential for job creation, increased tax revenue and added curb appeal. The three adjacent parcels should be utilized as parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.
Maple St
012-04-002

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.067
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

Total Value: $8,100
Land: $2,900
Building: $ 0
Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.
Maple St
012-04-003

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.074
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

Total Value: $6,900
Land: $3,200
Building: $ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.
Maple St
012-04-004

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.110
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

Total Value: $11,900
Land: $3,400
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.
145 Hampden St
012-04-009

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.325
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 2,232 GSF

Owner: 47 MEMORIAL DRIVE, LLC
Address: 330 WHITNEY AVE #440
HOLYOKE, MA 01040

Total Value: $70,100
Land: $28,500
Building: $34,800

Vacant? No
Tax Title? No
Action: Acquisition

Description:
This underutilized property has the potential to be more compatible with neighboring redevelopment that is occurring or planned around Veterans Park. Redevelopment of this property would increase local property values on the surrounding area and has good job creation potential through retail use, reduce blight and stormwater runoff, and increase the quality of neighborhood assets accessible to pedestrians and nearby transit hub.
**71 Maple St**  
014-02-001

**Area #2 - Veteran's Park & North High St**

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<td>Zoning</td>
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<tr>
<td>Bldg. Size</td>
<td>NA</td>
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</table>

**Owner:** ROMAN CATHOLIC BISHOP OF SPRINGFIELD  
**Address:** P O BOX 1730  
SPRINGFIELD, MA 01102

**Total Value:** $87,400  
**Land:** $60,500  
**Building:** $0

**Vacant?** No (parking lot)  
**Tax Title?** No

**Action:** Acquisition

**Description:**
This parcel, together with an adjacent parcel, make up an entire city block. Formerly the Mater Dolorosa Church and parking lots, the property is now underutilized and only partially used for parking. The two parcels provide an opportunity for a large redevelopment project. New construction on these parcels would present the opportunity to provide more housing options, and potentially street-level commercial tenancy on Lyman Street, which as a result would increase local property values on the parcels and surrounding area.
Chestnut St
014-02-002

Area #2 - Veteran's Park & North High St

<table>
<thead>
<tr>
<th>Ward</th>
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</thead>
<tbody>
<tr>
<td>Zoning</td>
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<tr>
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<td>Bldg. Size</td>
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<tr>
<td>Owner</td>
<td>ROMAN CATHOLIC BISHOP OF SPRINGFIELD</td>
</tr>
<tr>
<td>Address</td>
<td>76 ELLIOT STREET</td>
</tr>
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<td></td>
<td>SPRINGFIELD, MA 01105</td>
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<tr>
<td>Total Value</td>
<td>$68,000</td>
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<tr>
<td>Land</td>
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</tr>
<tr>
<td>Tax Title?</td>
<td>No</td>
</tr>
<tr>
<td>Action</td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

Description:
This parcel, together with an adjacent parcel, make up an entire city block. Formerly the Mater Dolarosa Church and parking lots, the property is now underutilized and only partially used for parking. The two parcels provide an opportunity for a large redevelopment project. New construction on these parcels would present the opportunity to provide more housing options, and potentially street-level commercial tenancy on Lyman Street, which as a result would increase local property values on the parcels and surrounding area.
111 Lyman St
015-01-007

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 1.640
Bldg. Type: R/M SHOP
Condition: Average
Bldg. Size: 11,964 GSF

Owner: WHITING RICHARD C
CONWAY REALTY TRUST
Address: 20 SILVERWOOD TERRACE
SOUTH HADLEY, MA 01075

Total Value: $304,400
Land: $60,300
Building: $173,200

Vacant? No
Tax Title? No

Action: Acquisition

Description:
This property has been identified to recreate a former right of way that runs through the property and had been an extension of Front Street and additional access to Pulaski Park. Reestablishing this connection will enhance the neighborhood by providing an improved gateway entrance to Pulaski Park and with the recent redevelopment of Front Street, an “emerald necklace” connection among the City’s major downtown parks.
### 120 Front St
**022-01-008**

#### Area #2 - Veteran's Park & North High St
- **Ward:** 1  
- **Zoning:** BC  
- **Acres:** 0.478  
- **Bldg. Type:** STORE  
- **Condition:** Average  
- **Bldg. Size:** 23,491 GSF

#### Owner: OWEN EDWARD A  
#### Address: 78 HILL ST  
W. SPRINGFIELD, MA 01089

- **Total Value:** $206,100  
- **Land:** $29,900  
- **Building:** $174,100

- **Vacant?** No  
- **Tax Title?** No

**Action:** Acquisition

**Description:**
This property appears underutilized and has redevelopment potential. The property is within a block of Heritage State Park, the Holyoke Children’s Museum, the Volleyball Hall of Fame and the Holyoke CanalWalk. Significant infrastructure and streetscape improvements are also underway in the area. The physical condition and continued underutilization of this property detracts from the other private and public redevelopment occurring in the Downtown.
299 Walnut St
004-06-004

Area #3 - Cabot/Chestnut

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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</thead>
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<tr>
<td>Zoning</td>
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<td>Condition</td>
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<td>Bldg. Size</td>
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<tr>
<td>Owner</td>
<td>HOLYOKE CITY OF C/O LAW DEPT</td>
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<td>Address</td>
<td>CITY HALL ANNEX HOLYOKE, MA 01040</td>
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<td>Total Value</td>
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<td>Land</td>
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<td>Building</td>
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<td>Vacant?</td>
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</tr>
<tr>
<td>Tax Title?</td>
<td>No</td>
</tr>
<tr>
<td>Action</td>
<td>Transfer</td>
</tr>
</tbody>
</table>

Description:
This and an adjacent parcel are close to the old Holyoke Armory site and could be utilized to help redevelop that site. If not used for the Armory site, the parcels present opportunity for infill housing options which would result in blight removal, property tax generation and the creation of more housing opportunities in the character of the surrounding neighborhood.
307 Walnut St
004-06-005

Area #3 - Cabot/Chestnut
Ward: 4
Zoning: DR
Acres: 0.126
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF TAKING
Address: 536 DWIGHT ST
          HOLYOKE, MA 01040

Total Value: $32,400
Land: $32,400
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This and an adjacent parcel are close to the old Holyoke Armory site and could be utilized to help redevelop that site. If not used for the Armory site, the parcels present opportunity for infill housing options which would result in blight removal, property tax generation and the creation of more housing opportunities in the character of the surrounding neighborhood.
243 Elm St
004-03-001

Area #3 - Cabot/Chestnut
Ward: 4
Zoning: DR
Acres: 0.505
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 2,795 GSF

Owner: RIVERA JOSUA
Address: 243 ELM ST
          HOLYOKE, MA 01040

Total Value: $83,800
Land: $33,700
Building: $47,200

Vacant? No
Tax Title? No

Action: Acquisition

Description:
The large parcel makes for more flexible redevelopment potential of housing options, which would increase local property values and quality of life in the surrounding area. The current auto-related business is not compatible with the residential character and planned development of the area.
Cabot St
010-07-001

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.263
Bldg. Type: SCHOOL
Condition: Good
Bldg. Size: 73,772 GSF

Owner: HOLYOKE CITY OF SCHOOLS
Address: 57 SUFFOLK ST
          HOLYOKE, MA 01040

Total Value: $3,536,400
Land: $26,700
Building: $3,507,600

Vacant? No
Tax Title? No

Action: Transfer

Description:
With the City's plans to revamp its school facilities for optimal educational experiences, it is possible the Lawrence School may become surplus property within the coming years. In such a case, it is important to have options for the HRA to partner with the City for its reuse and, as a historic landmark, preserve its unique architectural design. The property takes up an entire City block and could be a desirable project for mixed income housing.
235 Chestnut St
005-03-005

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.195
Bldg. Type: CHURCH/SYN
Condition: Good
Bldg. Size: 26,040 GSF

Owner: HOLYOKE MASONIC ASSOCIATION
Address: P O BOX 4945
          HOLYOKE, MA 01041-4945

Total Value: $1,460,100
Land: $24,800
Building: $1,434,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:
There are a number of historic landmark buildings in area 3 that are important to preserve for their unique architectural design. Holyoke has seen many buildings like this deteriorate because of lack of maintenance and they are ultimately demolished. Proactive steps should be taken to examine strategies for the investment, historic preservation and continued use of this historic building, such as making possible the ability to enable a public-private partnership for capital investments into the property.
237 Chestnut St
005-03-006

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.329
Bldg. Type: CHURCH/SYN
Condition: Average
Bldg. Size: 17,590

Owner: MOVIMIENTO IGLESIA CRISTIANA PENTECOSTAL EMANUEL, INC
Address: 77 HAMILTON ST
HOLYOKE, MA 0104-0

Total Value: $1,093,600
Land: $28,600
Building: $1,061,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:
There are a number of historic landmark buildings in area 3 that are important to preserve for their unique architectural design. Holyoke has seen many buildings like this deteriorate because of lack of maintenance and they are ultimately demolished. Proactive steps should be taken to examine strategies for the investment, historic preservation and continued use of this historic building, such as making possible the ability to enable a public-private partnership for capital investments into the property.
173 Elm St  
005-04-005

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: RO
Acres: 0.328
Bldg. Type: APRTMNT-GN
Condition: Average
Bldg. Size: 54,382 GSF

Owner: WINDSOR REALTY, LLC
Address: 4 WOODMOOR DR
         BEDFORD, MA 01730

Total Value: $1,256,900
Land: $300,000
Building: $956,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:
City records indicate this historic apartment building is not well maintained and is known as a hot spot for public safety and quality of life complaints. The building should be repositioned through new management and renovation so that it will provide quality housing options for the community within a safe environment within a corridor which is improving through new mixed-use and mixed income investments.
### 377 Appleton St
### 005-04-006

<table>
<thead>
<tr>
<th>Area #3 - Cabot/Chestnut</th>
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<tbody>
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<td><strong>Acres:</strong></td>
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<td><strong>Bldg. Type:</strong></td>
<td>CHURCH/SYN</td>
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<tr>
<td><strong>Condition:</strong></td>
<td>Poor</td>
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<td>40,375 GSF</td>
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<table>
<thead>
<tr>
<th><strong>Owner:</strong></th>
<th>IGLESIA EL DIOS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>INCOMPARABLE, INC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>377 APPLETON ST</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>HOLYOKE, MA 01040</td>
</tr>
</tbody>
</table>

| **Total Value:** | $203,900 |
| **Land:** | $34,800 |
| **Building:** | $169,100 |

| **Vacant?** | Yes |
| **Tax Title?** | No |

| **Action:** | Acquisition |

**Description:**
This historic church building is vacant due to conditions of the exterior masonry structure, that have been identified by the City as dangerous, which has required a partial closure of Walnut Street and the sidewalk along Appleton Street. The current owners have not demonstrated the resources to resolve the situation, so left unresolved, the situation would end up with placing the the City of Holyoke with responsibility over repairs or demolition. This building with four adjacent parcel should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood.
Walnut St
005-04-007

Area #3 - Cabot/Chestnut

<table>
<thead>
<tr>
<th>Ward</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
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<tr>
<td>Bldg. Size</td>
<td>NA</td>
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</table>

Owner: IGLESIA EL DIOS
       INCOMPARABLE, INC

Address: 377 APPLETON ST
          HOLYOKE, MA 01040

Total Value: $27,400
Land: $22,100
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.
Walnut St
005-04-008

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.090
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC

Address: 377 APPLETON ST
HOLYOKE, MA 01040

Total Value: $26,300
Land: $21,700
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.
Walnut St
005-04-009

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.127
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC

Address: 377 APPLETON ST
HOLYOKE, MA 01040

Total Value: $28,600
Land: $22,800
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.
Walnut St
005-04-010

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.187
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC

Address: 377 APPLETON ST
HOLYOKE, MA 01040

Total Value: $32,300
Land: $24,500
Building: $ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.
136 Suffolk St
005-04-011

Area #3 - Cabot/Chestnut
Ward: 1
Zoning: BH
Acres: 0.167
Bldg. Type: CHURCH/SYN
Condition: Average
Bldg. Size: 2,931 GSF

Owner: SOUTHERN NEW ENGLAND ASSOCIATION OF SEVENTH DAY ADVENTIST
Address: P O BOX 10300 S LANCASTER, MA 01523

Total Value: $238,300
Land: $24,000
Building: $210,700

Vacant? No
Tax Title? No
Action: Acquisition

Description:
This underutilized property has the potential to be included and complement a half-block development project centered around 377 Appleton to further enhance the neighborhood after the development of a new courthouse across the street and the planned redevelopment of the Victory Theater one block away.
399 High St
011-07-002

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.066
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: ALVARADO LUIS
ALVARADO JOSE
Address: 1 DUNN AVE
HOLYOKE, MA 01040

Total Value: $2,900
Land: $2,900
Building: $0

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
405 High St
011-07-003

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.113
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: DHALIWAL GURNINDER S.
Address: 550 WESTFIELD RD
HOLYOKE, MA 01040

Total Value: $3,400
Land: $3,400
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
415 High St
011-07-004

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.092
Bldg. Type: FENCE-8
Condition: NA
Bldg. Size: NA

Owner: ROSARIO OSCAR
        ROSARIO ALICIA
Address: 408 HIGH ST
        HOLYOKE, MA 01040

Total Value: $33,700
Land: $32,100
Building: $ 0

Vacant? No (parking lot)
Tax Title? Yes

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
31 Newton St
011-04-004

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.098
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
C/O LAW DEPT
Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $32,100
Land: $32,100
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of High Street and support corridor businesses and residents.
43 Newton St
011-04-005

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.225
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
Address: 536 DWIGHT STREET
         HOLYOKE, MA 01040

Total Value: $33,100
Land: $33,100
Building: $ 0
Vacant? Yes
Tax Title? No
Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of High Street and support corridor businesses and residents.
61 Newton St
011-04-006

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.099
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
Address: 536 DWIGHT STREET
HOLYOKE, MA 01040

Total Value: $32,100
Land: $32,100
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of High Street and support corridor businesses and residents.
400 High St
011-04-013

Area #4 - South High Street
Ward: 1
Zoning: BC
Acres: 0.088
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CITY OF HOLYOKE
FORECLOSED BY DECREE
Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $21,700
Land: $21,700
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This and an adjacent parcel should be aggregated to provide open space and interconnectivity with neighboring assets. Alternatively, if possible, new mixed use development could be built that includes dense commercial uses with offices or residences on upper floors.
394 High St
011-04-014

Area #4 - South High Street

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Value</th>
</tr>
</thead>
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<td>Ward:</td>
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<tr>
<td>Zoning:</td>
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<tr>
<td>Acres:</td>
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<tr>
<td>Bldg. Type:</td>
<td>COMM BLOCK</td>
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<tr>
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<td>Poor</td>
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<tr>
<td>Bldg. Size:</td>
<td>12,240 GSF</td>
</tr>
<tr>
<td>Owner:</td>
<td>CITY OF HOLYOKE</td>
</tr>
<tr>
<td>Address:</td>
<td>536 DWIGHT STREET</td>
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<tr>
<td>Action:</td>
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</table>

Description:
This and an adjacent parcel should be aggregated to provide open space and interconnectivity with neighboring assets. Alternatively, if possible, new mixed use development could be built that includes dense commercial uses with offices or residences on upper floors.
460 High St 
011-05-033

Area #4 - South High Street
Ward: 1
Zoning: BC
Acres: 0.196
Bldg. Type: STORE
Condition: Fair
Bldg. Size: 9,135 GSF

Owner: HABERMAN ESTHER
        HABERMAN DONALD J
        TRS
Address: 955 HAMPDEN STREET
        HOLYOKE, MA 01040

Total Value: $115,300
Land: $24,800
Building: $90,500

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quality housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
**450 High St**  
**011-05-034**

**Area #4 - South High Street**

<table>
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<tr>
<td>Owner</td>
<td>E + D TRUST</td>
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<tr>
<td>Address</td>
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<td>Total Value</td>
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<tr>
<td>Action</td>
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</table>

**Description:**

This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quality housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.045
Bldg. Type: STORE
Condition: Fair
Bldg. Size: 6,720 GSF

Owner: E + D TRUST
Address: 955 HAMPDEN STREET
HOLYOKE, MA 01040

Total Value: $57,300
Land: $12,800
Building: $44,500

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quaility housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
588 High St
010-01-020

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.051
Bldg. Type: STORE
Condition: Very Poor
Bldg. Size: 11,200 GSF

Owner: CITY OF HOLYOKE
Address: 536 DWIGHT STREET
          HOLYOKE, MA 01040

Total Value: $33,800
Land: $14,800
Building: $19,000

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This vacant and deteriorated building contributes to blight and presents a potential public safety hazard in the area. Redevelopment of this property into mixed use project has potential for job creation, increased tax revenue and added curb appeal. Demolition of the deteriorating building is also a possibility, with aggregation of the property or new development in the character of the neighborhood desireable in its place.
16 Commercial St
019-01-017

Area #4 - South High Street

Ward: 1
Zoning: IG
Acres: 0.324
Bldg. Type: WAREHOUSE
Condition: Very Poor
Bldg. Size: 31,280 GSF

Owner: K.M.D. CORPORATION
C/O DAN MCMAHON
Address: 409 SUMNER AVE
SPRINGFIELD, MA 01109

Total Value: $36,900
Land: $25,900
Building: $11,000

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area, which has begun seeing private reinvestment in residential properties.
Commercial St
019-01-018

Area #4 - South High Street

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tr>
<td>Zoning:</td>
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<td>Acres:</td>
<td>0.220</td>
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<td>Owner:</td>
<td>K.M.D. CORPORATION</td>
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<td></td>
<td>C/O DAN MCMAHON</td>
</tr>
<tr>
<td>Address:</td>
<td>409 SUMNER AVE</td>
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<tr>
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<td>SPRINGFIELD, MA 01108</td>
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<td>Total Value:</td>
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<td>Tax Title?:</td>
<td>Yes</td>
</tr>
<tr>
<td>Action:</td>
<td>Acquisition</td>
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</table>

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area which has begun seeing private reinvestment in residential properties.
Worcester Pl
019-01-019

Area #4 - South High Street

Ward: 1
Zoning: IG
Acres: 0.100
Bldg. Type: WAREHOUSE
Condition: Very Poor
Bldg. Size: 4,347 GSF

Owner: K.M.D. CORPORATION
       C/O DAN MCMAHON
Address: 409 SUMNER AVE
         SPRINGFIELD, MA 01108

Total Value: $22,500
Land: $20,000
Building: $2,500

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area which has begun seeing private reinvestment in residential properties.
High Street
011-08-003

Area #4 – South High Street
Ward: 1
Zoning: BC
Acres: 0.452
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF DEPT OF PUBLIC WORKS
Address: 63 NO CANAL ST
          HOLYOKE, MA 01040

Total Value: $45,100
Land: $45,100
Building: $0

Vacant?: Yes – Municipal Parking Lot
Tax Title?: No
Action: Transfer

Description:
This parcel is currently an underutilized municipal parking lot to support business along High Street and housing along Maple Street. The facility could be rehabilitated to support redevelopment of the Haberman Hardware and Hapco Buildings (446-490 High Street) directly across the street.
Worcester Place
010-01-015

Area #4 – South High Street
Ward: 1
Zoning: IG
Acres: 0.103
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: N & I Realty
SPEAR MAURICE
Address: 54 PINE GROVE RD
SOUTH HADLEY, MA 01075

Total Value: $22,100
Land: $22,100
Building: $0

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. Aggregation of this parcel with a neighboring empty lot would lead to new construction for residential infill in the character of the neighborhood. This is the only parcel on this side of the block that is in different ownership, in an area that is recently seen new private investment.
### 107 Appleton St
#### 030-01-001

**Area #5 - Passenger Rail TOD**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward:</td>
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<tr>
<td>Zoning:</td>
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<tr>
<td>Acres:</td>
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<td>Bldg. Size:</td>
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<tr>
<td>Owner:</td>
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<td>Address:</td>
<td>PO BOX 381 HOLYOKE, MA 01041</td>
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<td>Tax Title?</td>
<td>No</td>
</tr>
<tr>
<td>Action:</td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

**Description:**

This site is a scrap metal transfer station, a grandfathered use that is otherwise no longer allowed in Holyoke. It contributes to blight in the area and is close to residences and a public elementary school. The long and narrow shaped property adjacent to a railroad line would likely require substantial site improvements. Proactive steps should be taken to examine reuse strategies, as the site is significantly constrained for future redevelopment.
161 Main St
030-06-007

Area #5 - Passenger Rail TOD
Ward: 1
Zoning: IG
Acres: 0.220
Bldg. Type: STORE
Condition: Average
Bldg. Size: 9,600 GSF

Owner: DAVIGNON PROPERTIES, LLC
Address: 167 MAIN ST
HOLYOKE, MA 01040

Total Value: $129,500
Land: $25,500
Building: $102,800

Vacant? No
Tax Title? No
Action: Acquisition

Description:
Redevelopment of this property, which features a small commercial building, would compliment investment large-scale investments being made around the building in the rest of the City block.
<table>
<thead>
<tr>
<th>Property Details</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area #5 - Passenger Rail TOD</strong></td>
<td></td>
</tr>
<tr>
<td>Ward:</td>
<td>1</td>
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<tr>
<td>Zoning:</td>
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<tr>
<td>Acres:</td>
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<td>Bldg. Type:</td>
<td>REPAIR GAR</td>
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<td>Average</td>
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<td>Bldg. Size:</td>
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<tr>
<td>Owner:</td>
<td>ROMAN FRANCISCO</td>
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<td>Address:</td>
<td>58 FREEMAN TERRACE SPRINGFIELD, MA 01104</td>
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<td>Total Value:</td>
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<td>Vacant?:</td>
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<td>Tax Title?:</td>
<td>Yes</td>
</tr>
<tr>
<td>Action:</td>
<td>Acquisition</td>
</tr>
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</table>

**Description:**
This underutilized, former auto related business is not well maintained and not compatible with the neighboring historic Hadley Falls Company Housing National Register District and other business activity in the area. Redevelopment of this property would increase local property values on the surrounding area, and/or could serve as a well landscaped green space and off-street parking to serve the residential neighborhood.
2 Bowers Street
033-03-001

Area #5 – Passenger Rail TOD

Ward: 1
Zoning: DR
Acres: 0.379
Bldg. Type: INDUSTRIAL
Condition: POOR
Bldg. Size: 2,304 GSF

Owner: RACE STREET PROPERTIES LLC
Address: 460 RACE ST
        HOLYOKE, MA 01040

Total Value: $49,200
   Land: $37,000
   Building: $12,200

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant and deteriorated building is part of the former Holyoke Train Station designed by H.H. Richardson, considered among the greatest American architects. The property contributes to the appearance of blight in the area. This building, with the adjacent parcel and building, should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood. This property was originally listed in the Urban Renewal Plan as a partnership.
12 Bowers Street
033-03-002

Area #5 – Passenger Rail TOD

Ward: 1
Zoning: DR
Acres: 0.583
Bldg. Type: WAREHOUSE
Condition: FAIR
Bldg. Size: 11,076 GSF

Owner: RACE STREET PROPERTIES LLC
Address: 460 RACE ST
HOLYOKE, MA 01040

Total Value: $111,300
Land: $42,700
Building: $68,600

Vacant?: Yes
Tax Title?: No

Action: Acquisition

Description:
This vacant and deteriorated building is the former Holyoke Train Station designed by H.H. Richardson, considered among the greatest American architects. The property contributes to the appearance of blight in the area. This building, with the adjacent parcel and building, should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood. This property was originally listed in the Urban Renewal Plan as a partnership.
Bigelow St
021-01-006

Area #6 - MGHPCC

Ward: 1
Zoning: IG
Acres: 0.830
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: SPARTAN NOMINEE REALTY TRUST
RYAN MARYRUTH TRS

Address: 357 COMMERCIAL STREET
BOSTON, MA 02109

Total Value: $39,100
Land: $39,100
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This parcel should be utilized as parking and open space to support the redevelopment of the adjacent vacant mill building at 195 Appleton Street.
195 Appleton St
021-01-007

Area #6 - MGHPCC

Ward: 1
Zoning: IG
Acres: 2.827
Bldg. Type: MILL
Condition: Poor
Bldg. Size: 229,730 GSF

Owner: SPARTAN NOMINEE
REALTY TRUST
RYAN MARYRUTH TRS

Address: 357 COMMERCIAL STREET
BOSTON, MA 02109

Total Value: $270,700
Land: $98,500
Building: $140,500

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant mill complex is in a prime location within Downtown and presents tremendous marketability for redevelopment. It is directly across Appleton Street from the MGHPCC and across the 1st Level Canal from Heritage State Park. Redevelopment of this large blighted building would compliment investment being made around the building. Located within the Arts and Industry Overlay District, the flexible zoning allows for residential, commercial, and light industry uses with minimum parking requirements.
Area #6 - MGHPCC

Holyoke Urban Renewal Plan - 2020 Major Plan Update

List of Acquisitions

277 Main St
030-08-002

Area #6 - MGHPCC

Ward: 1
Zoning: BH
Acres: 0.063
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: THE CITY OF HOLYOKE
TAX TITLE

Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $18,200
Land: $18,200
Building: $0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. It can be utilized to support redevelopment of adjacent properties or as infill mixed use development, if the corridor is properly rezoned. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors.
285 Main St
030-08-004

Area #6 - MGHPCC
Ward: 1
Zoning: BH
Acres: 0.063
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CITY OF HOLYOKE
Address: 536 DWIGHT STREET
          HOLYOKE, MA 01040

Total Value: $24,800
Land: $24,800
Building: $0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. It can be utilized to support redevelopment of adjacent properties or as infill mixed use development, if the corridor is properly rezoned. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors.
260 Race St
030-08-020

Area #6 - MGHPCC
Ward: 1
Zoning: IG
Acres: 0.101
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: COTE JESSICA
Address: 29 DRURY LANE
LONGMEADOW, MA 01106

Total Value: $3,000
Land: $3,000
Building: $ 0

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. New construction could result in residential infill or light commercial use on its own, or in aggregation of neighboring activities.
### 55 Hamilton 028-03-006

**Area #8 - South Holyoke**

<table>
<thead>
<tr>
<th>Field</th>
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</thead>
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<td>Bldg. Type</td>
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</tr>
<tr>
<td>Condition</td>
<td>NA</td>
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<tr>
<td>Bldg. Size</td>
<td>NA</td>
</tr>
<tr>
<td>Owner</td>
<td>HOLYOKE CITY OF TAKING</td>
</tr>
<tr>
<td>Address</td>
<td>CITY HALL ANNEX LAW DEPT</td>
</tr>
<tr>
<td></td>
<td>HOLYOKE, MA 01040</td>
</tr>
<tr>
<td>Total Value</td>
<td>$31,500</td>
</tr>
<tr>
<td>Land</td>
<td>$31,500</td>
</tr>
<tr>
<td>Building</td>
<td>$0</td>
</tr>
<tr>
<td>Vacant?</td>
<td>Yes</td>
</tr>
<tr>
<td>Tax Title?</td>
<td>No</td>
</tr>
<tr>
<td>Action</td>
<td>Transfer</td>
</tr>
</tbody>
</table>

**Description:**
This parcel contributes to the appearance of neglect and blight in neighborhood. It should be utilized as part of the South Holyoke Housing project.
163 Clemente St
028-04-001

Area #8 - South Holyoke

Ward: 2
Zoning: DR
Acres: 0.239
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: GREEK ORTHODOX COMMUNITY HOLY TRINITY CHURCH INC

Address: 410 MAIN ST
HOLYOKE, MA 01040

Total Value: $40,300
Land: $26,000
Building: $0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:
This parcel is a parking lot for Trinity Orthodox Church. It is a highly visible site on Carlos Vega Park that has been identified for redevelopment into housing as part of the South Holyoke Housing initiative. A land exchange should be negotiated with Trinity Orthodox Church to provide their parking needs at a better location and provide this parcel for the South Holyoke Housing project.
60 Hamilton
028-04-016

Area #8 - South Holyoke

Ward: 2
Zoning: BH
Acres: 0.132
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
DEPT OF PUBLIC WORKS

Address: 63 NO CANAL ST
HOLYOKE, MA 01040

Total Value: $23,000
Land: $23,000
Building: $ 0

Vacant? No (parking lot)
Tax Title? No

Action: Transfer

Description:
This parcel is a public parking lot next to
Trinity Orthodox Church. As part of the South
Holyoke Housing initiative, this lot should be
considered to be exchanged with the parking lot
owned by Trinity Orthodox Church to free up
that property for the South Holyoke Housing
project.
80 Hamilton St
028-07-019

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.095
Bldg. Type: FENCE-6
Condition: Average
Bldg. Size: NA

Owner: IGLESIA PENTECOSTAL
PODER Y UNCION
SHALOM ADONAI

Address: 77 HAMILTON ST
HOLYOKE, MA 01040

Total Value: $15,000
Land: $13,900
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. It can be utilized to help support needs for businesses and organizations along Main and Race Streets.
603 S Bridge St
029-09-007

Area #8 - South Holyoke

Ward: 2
Zoning: BH
Acres: 0.070
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 1,360 GSF

Owner: NELSONS AUTO BODY, INC.
Address: 607 S BRIDGE ST
          HOLYOKE, MA 01040

Total Value: $40,400
Land: $20,100
Building: $19,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:
Auto use at this location is not compatible with the residential character of the area. Redevelopment of this property, either on its own or in conjunction with neighboring residential lots, would increase local property values and quality of life on the surrounding area.
607 S Bridge St
029-09-008

Area #8 - South Holyoke
Ward: 2
Zoning: IG
Acres: 0.176
Bldg. Type: REPAIR GAR
Condition: Poor
Bldg. Size: 1,914 GSF

Owner: CHARLAND NELSON
Address: 605 S BRIDGE ST
HOLYOKE, MA 01040

Total Value: $42,600
Land: $24,200
Building: $12,500

Vacant? No
Tax Title? No

Action: Acquisition

Description:
This highly visible corner lot has potential for improvements that are more compatible with the residential character and plans underway for South Holyoke. Redevelopment of this property, in conjunction with other area improvements, would help improve the quality of life in the neighborhood.
Clemente St
029-09-009

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.080
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $3,200
Land: $3,200
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
710 South East St  
029-09-010

Area #8 - South Holyoke

Ward: 2  
Zoning: IG  
Acres: 0.082  
Bldg. Type: NA  
Condition: NA  
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC  
Address: PO BOX 988  
         HOLYOKE, MA 01041

Total Value: $3,800  
Land: $3,200  
Building: $0

Vacant? Yes  
Tax Title? No

Action: Acquisition

Description:  
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.094
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
HOLYOKE, MA 01041

Total Value: $4,600
Land: $3,300
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
South East St
029-09-012

Area #8 - South Holyoke
Ward: 2
Zoning: IG
Acres: 0.064
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MILLWORK
AND LUMBER
COMPANY, INC

Address: 518 MAIN ST
HOLYOKE, MA 01040

Total Value: $2,800
Land: $2,800
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
South East St
029-09-013

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.119
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: P.O. BOX 988
          HOLYOKE, MA 01041-0988

Total Value: $20,300
Land: $15,800
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
South East St
029-09-014

Area #8 - South Holyoke
Ward: 2
Zoning: IG
Acres: 0.059
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $5,100
Land: $2,600
Building: $0

Vacant?: Yes
Tax Title?: No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
680 South East St
029-09-015

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.089
Bldg. Type: FENCE-8
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
HOLYOKE, MA 01041

Total Value: $6,400
Land: $3,300
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
674 South East St
029-09-016

Area #8 - South Holyoke
Ward: 2
Zoning: IG
Acres: 0.089
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $6,400
Land: $3,300
Building: $ 0

Vacant?: Yes
Tax Title?: No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
South East St
029-09-017

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.059
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $5,300
Land: $2,600
Building: $0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
666 South East St
029-09-018

Area #8 - South Holyoke

Ward: 2
Zoning: IG
Acres: 0.059
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $3,100
Land: $2,600
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
662 South East St
029-09-019

Area #8 - South Holyoke

- Ward: 2
- Zoning: IG
- Acres: 0.059
- Bldg. Type: NA
- Condition: NA
- Bldg. Size: NA

Owner: HOLYOKE MACHINE COMPANY INC
Address: PO BOX 988
         HOLYOKE, MA 01041

Total Value: $3,900
- Land: $2,600
- Building: $0

Vacant?: Yes
Tax Title?: No

Action: Acquisition

Description:
This and adjacent parcels contribute to the appearance of neglect and blight in the neighborhood. The assembling of these parcels would allow new construction of housing as part of the South Holyoke Housing initiative. This property was originally listed in the Urban Renewal Plan as a partnership.
14 Cabot St
029-01-008

Area #9 - Cabot Street Gateway

Ward: 1
Zoning: BH
Acres: 0.143
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CANDELARIA MICHAEL S.
Address: P O BOX 70213
SPRINGFIELD, MA 01107

Total Value: $16,300
Land: $16,300
Building: $0

Vacant?: Yes
Tax Title?: Yes

Action: Acquisition

Description:
This parcel contributes to the appearance of neglect and blight in the neighborhood. The property could be used to support neighboring properties or for new mixed-use residential infill or light commercial use along this critical gateway into the City.
32 Cabot St
029-04-014

Area #9 - Cabot Street Gateway

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>1</td>
</tr>
<tr>
<td>Zoning</td>
<td>DR</td>
</tr>
<tr>
<td>Acres</td>
<td>0.102</td>
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<tr>
<td>Bldg. Type</td>
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<td>Condition</td>
<td>NA</td>
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<tr>
<td>Bldg. Size</td>
<td>NA</td>
</tr>
</tbody>
</table>

| Owner            | CITY OF HOLYOKE |
| Address          | 536 DWIGHT STREET
                HOLYOKE, MA 01040 |

| Total Value $    | 22,100  |
| Land $           | 22,100  |
| Building $       | 0       |

| Vacant?          | Yes     |
| Tax Title?       | No      |

| Action           | Transfer |

| Description      | This and an adjacent parcel contribute to the appearance of neglect and blight in the neighborhood. New construction on these parcels could result in residential infill or light commercial use. |
28 Cabot St
029-04-015

Area #9 - Cabot Street Gateway

Ward: 1
Zoning: DR
Acres: 0.088
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CITY OF HOLYOKE
FORECLOSED BY DECREE

Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $32,100
Land: $32,100
Building: $0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This and an adjacent parcel contribute to the appearance of neglect and blight in the neighborhood. New construction on these parcels could result in residential infill or light commercial use.
South East St
031-01-023

Area #9 - Cabot Street Gateway

Ward: 1
Zoning: IG
Acres: 0.002
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CITY OF HOLYOKE
FORECLOSED BY DECREE

Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $ 100
Land: $ 100
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This very small parcel contributes to the appearance of neglect and blight in the neighborhood by splitting other lots which could be aggregated and reused. It can be utilized to support adjacent businesses for parking or new infill construction.
# South East St
## 031-01-024

<table>
<thead>
<tr>
<th>Area #9 - Cabot Street Gateway</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward: 1</td>
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</tr>
<tr>
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<tr>
<td>Acres: 0.084</td>
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<td>Bldg. Type: NA</td>
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<td>Condition: NA</td>
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</tr>
<tr>
<td>Bldg. Size: NA</td>
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</tr>
</tbody>
</table>

| Owner: HOLYOKE CITY OF TAKING |
| Address: CITY HALL ANNEX-C/O LAW DEPT HOLYOKE, MA 01040 |

<table>
<thead>
<tr>
<th>Total Value: $3,900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land: $3,900</td>
</tr>
<tr>
<td>Building: $0</td>
</tr>
</tbody>
</table>

| Vacant? Yes |
| Tax Title? No |

| Action: Transfer |

**Description:**
This parcel contributes to the appearance of neglect and blight in neighborhood. It can be utilized to support adjacent businesses for parking or new infill construction.