

Holyoke Redevelopment Authority

Meeting Minutes - Wednesday March 20th, 2024, at 5pm

Holyoke Public Library Community Room, 250 Chestnut St, Holyoke, MA 01040

Or via Zoom: <https://us02web.zoom.us/j/85909097462>

Meeting ID: 881 1270 0331

Or call-in at 1 (929) 205-6099 (with same Meeting ID)

Members Present:

Daphne Board, Chair (Via Zoom)
Carl Eger, Vice Chair
Jorge Colon, Asst Treasurer
Thomas Creed, Member
Patrick Beaudry, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Jennifer Keitt, Senior Project Manager
Kimberly Casiano, Head Economic Development Clerk

Others present: Hagop Toghramadjian (Winn Development), Anthony Cicero (Anchor Church Inc)

1. Call to Order

Chairperson Daphne Board called the meeting to order at 5:02 p.m. and announced that the meeting is being recorded and is being held both in person and virtually. The Chair then read the following disclaimer: "The meeting is being held remotely according to Chapter 22 of the Acts of 2022, extending the remote meeting provisions of Governor Healey's March 29, 2023, executive order. The meeting notice contained a link to "GoToMeeting" providing the public with remote access." A roll call followed:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Jorge Colon	X	
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry	X	
Daphne Board	X	

3. Property/Project Updates and Next Steps

a. WinnDevelopment – Hagop Toghramadjian to present

Hagop Toghramadjian of Winn Development provides an update. Project is progressing well. Window installation is in progress. Some unanticipated obstacles that arose include structural steel work costing \$2.5M, asbestos found in the parking lot soil with remediation costing \$800k and an electric connection fee from Holyoke Gas & Electric that is higher than expected at \$200k. Winn Development is requesting Holyoke Redevelopment Authority (HRA) support for a new Underutilized Properties Program (UPP) grant application. Winn is ready to finalize the current UPP award including the grant to loan documents. Keith Construction is ready to begin upon execution of the Access Agreement. Winn is requesting a letter allowing them to amend the historic tax credit paperwork to split the project into 2 phases. Massachusetts Historic Commission (MHC) sees it as one project currently and as credits have been awarded, the deadline clock has started. They have five years from the start to use the credits. Separating the project with MHC allows the acquisition of additional credits and the deadline clock to restart. A tour of the project will be scheduled for the

Board in the near future. John Dyjach explains a first amendment to the phase 2 agreement that needs approval. This amendment states that if Winn Development leases the property instead of buying it then they shall pay rent in the amount of the total purchase price (\$100k) on the date any lease is executed.

Carl Eger makes a motion to approve the first amendment to the Phase 2 agreement. Said motion was seconded by Thomas Creed. Roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Thomas Creed	X	
Jorge Colon	X	
Daphne Board	X	
Patrick Beaudry	X	
Carl Eger	X	

2. HRA Board Business

a. HRA Meeting Minutes February 21st meeting minutes

Thomas Creed makes a motion to approve the regular meeting minutes of February 21, 2024. Said motion was seconded by Carl Eger. Roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry		ABSTAIN
Thomas Creed	X	
Carl Eger	X	
Jorge Colon	X	
Daphne Board	X	

b. Insurance payment

John Dyjach provides a brief update noting that the annual insurance renewal quote is being reviewed and updated. Payment should be made shortly. Additional discussions are ongoing regarding the coverage of 216 Appleton Street.

Carl Eger makes a motion to approve the expenditure with the caveat that the HRA tries to leverage its position to inquire about a possible discount. Said motion was seconded by Patrick Beaudry. Roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger	X	
Thomas Creed	X	
Jorge Colon	X	
Daphne Board	X	
Patrick Beaudry	X	

3. Property/Project Updates and Next Steps

c. The Armory, 163 Sargeant Street – proposal received

The chair introduces Anthony Cicero of Anchor Church. Mr. Cicero explains that they want to create a drop-in center with a chapel that focuses on music, recreation, and leadership.

The majority of workers at the center will be volunteers. Most of the work will be completed through Mr. Cicero's various community trades people connections. The chair thanked Mr. Cicero for attending and presenting his proposal. Further discussions regarding the submitted proposal will be had in the April Executive Session.

b. 123 Pine Street (CAN properties, LLC)

The chair acknowledges receipt of an updated project schedule from CAN properties. Concerns regarding the timeline and financing were expressed. Further discussions will be had in the April Executive Session with Assistant City Solicitor Jane Mantolesky in attendance. Questions regarding the project should be sent to staff within the next week for forwarding and discussion with Attorney Mantolesky.

d. 37 Appleton Street (American Environmental, Inc.)

The chair provides a quick update that this project seems to have stalled after personnel changes and the Board may need direction from legal on available options at this point. John Dyjach confirms that he has not received a response after his first contact. Questions regarding the project should be sent to staff for forwarding and discussion with Attorney Mantolesky.

4. Other Business

Aaron Vega provides some brief updates. The City is moving into budget time. The Office of Planning and Economic Development (OPED) has not gotten Planner 2 approval; the Planning side of the office continues to be overwhelmed. Additionally, Marie Brazeau has given her notice. She will leave at the end of the month. She oversaw the Underutilized Property Program (UPP) grant and loan with Winn Development. Jennifer Keitt and Kim Casiano will be the lead going forward. High Street continues to be a priority focus, particularly the Haberman/Hapco buildings. Staff have been in conversations with the Massachusetts Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) regarding Brownfields funding and assessments. Will continue to keep the Board updated as things progress.

5. Executive Session

None

6. Adjournment

With no further business, a motion was made at 6:05 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the Regular meeting. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry	X	
Carl Eger	X	
Thomas Creed	X	
Jorge Colon	X	
Daphne Board	X	

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daphne Board', with a stylized, cursive script.

Daphne Board, Chairperson