

Holyoke Redevelopment Authority (HRA)
Regular Meeting Minutes - Tuesday June 4th, 2024, at 5pm

Via Zoom: <https://us02web.zoom.us/j/89301714169>

Meeting ID: 893 0171 4169

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

Members Present:

Carl Eger, Vice Chair
Jorge Colon, Treasurer
Thomas Creed, Member
Patrick Beaudry, Assistant Treasurer

Staff Present:

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

1. Call to Order

Vice Chairperson Carl Eger called the meeting to order at 5:01 p.m. and announced that the meeting is being recorded and is being held virtually. The Vice Chair stated that 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.” Matters listed on this agenda are those anticipated by the chair, which may be discussed in the meeting, not all items listed may in fact be discussed and other items not listed may also be brought up for discussion. A roll call followed:

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

2. HRA Board Business

a. HRA Meeting Minutes April 17th

Meeting minutes for the April 17th meeting are not yet available. They will be available for review and approval for the next meeting. Move to Item #3.

3. Property/Project Updates and Next Steps

a. 123 Pine Street (CAN properties, LLC)

Aaron Vega explains that the amended reverter language was sent to Arthur and Carrie Naatz. The Naatz’ insist they sent a different timeline to the building department. A meeting will be held in the near future between OPED staff and building department staff to discuss this further. The Naatz’ have also been put in contact with LDS consulting to assist them in submitting an Underutilized Property Program (UPP) grant. Receipt of any grant funding would fast track the project. An update to be provided to the board next month.

**b. 216 / 191 Appleton Street (Appleton Mills Apartments / WinnDevelopment) –
update Underutilized Property Program Grant**

The new Winn Development CEO, Dan O’Connell, recently visited Holyoke to tour the project site. The mayor has invited students from Dean Technical High School to tour the site as well. Aaron Vega confirms that Winn Development will be submitting an Underutilized Properties Program

(UPP) application for Phase 1. Staff and Winn Development continue to meet biweekly. Discussions to continue regarding Pioneer Valley Railroad and Phase 2 which includes buildings 1 and 2. Winn is awaiting confirmation of bifurcation of the project into two phases. The project continues to move forward. A suggestion was made to educate city leaders on how important it is to support developers like Winn to get projects done. Aaron Vega proposes bringing this suggestion to the next biweekly meeting to see if there's any information to send on to the City Council or perhaps offer a site visit. Staff to follow up with Winn to discuss further.

Patrick Beaudry makes a motion to accept and support the submission of the UPP grant application. Said motion was seconded by Thomas Creed. Roll call followed:

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

4. Other Business

a. High Street URP Area for opportunities - update One Stop for Growth Grant 2024

Jennifer Keitt presented the High Street redevelopment project, emphasizing its significance as a learning opportunity for the Redevelopment Authority. The project aims to gather basic information, including environment assessment, to determine the viability of the site for redevelopment. Thomas Creed makes a motion to accept and support the submission of the Site Readiness grant application. 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	
Patrick Beaudry	X	

5. Executive Session

None

6. Adjournment

With no further business, a motion was made at 5:27 p.m. by Thomas Creed and seconded by Patrick Beaudry to adjourn the Regular meeting. A roll call followed:

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

Respectfully Submitted,



Daphne Board, Chairperson