

Holyoke Redevelopment Authority
Regular Meeting Minutes - Wednesday June 26th, 2024, at 5pm

Via zoom: <https://us02web.zoom.us/j/89726518821>

Meeting ID: 897 2651 8821

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

Members Present:

Daphne Board, Chair
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

Others Present: Hagop Toghramadjian (Winn Development); Sarah Meier-Zimbler (Holyoke Housing Authority); Matthew Mainville (Holyoke Housing Authority); Carrie Naatz (CAN Properties LLC)

1. Call to Order

Chairperson Daphne Board called the meeting to order at 5:01 p.m. and announced that the meeting is being recorded and is being held virtually. The 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:

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	

3. Property / Project Updates and Next Steps

a. 216 / 191 Appleton Street (Appleton Mills Apartments / WinnDevelopment)

Hagop Toghramadjian provided an update on the Appleton Mills project. The community building on Essex Street is fully framed. Half of the windows have been installed in the main building with the remaining windows and permanent roof being installed by the end of summer. They are hoping to have a fully enclosed building heading into the fall. Underground pipes were recently fixed, and the building is drying out inside. The foundation slab will also be poured this summer. They are looking toward a mid-summer/August 2025 timeframe for a finished building. The leasing website is now live. The apartments range from 30% AMI to 80% AMI. Hagop confirmed submittal of the UPP funding request, he also advised that they had submitted for congressional funding request. Winn recently found out that Senator Markey, Senator Warren and Representative Neal are all backing the project, so they are hoping to see some congressional funding. The historic bifurcation request has been submitted and they should hear back in August. Once that

happens, Winn can explore more options for phase 2, particularly the possible demolition of the buildings at the end near Cabot Street. They are also having an ongoing conversation with the railroad as Winn believes that if they can buy that stretch it would make a big difference to phase 2. The Chair thanked Hagop for the updates.

b. South Holyoke Homes (Holyoke Housing Authority)

Sarah Meier-Zimblar and Matthew Mainville attended to provide an update. Phase 2, all twenty units are being done at the same time, on four different lots. August 2024 is the anticipated construction start timeframe. The modular units will be delivered in October. Hoping for a March start for sale of the units. Applications will be available beginning September 2024 with the lottery being held in January 2025. Phase 3, which is located at the corner of Sargeant St and Southeast Street, will be a multi-story building with community space on the first floor. There will be 40 units total, all 1, 2 and 3 bedroom units. Sarah will be submitting for site plan review next week. They are hoping to close this week on the phase 3 lots. The phase 3 lots will be used for modular construction. The chair thanked Sarah and Matt for providing an update.

2. HRA Board Business

a. HRA Meeting Minutes April 17, 2024, and April 25, 2024

Carl Eger makes a motion to approve the regular meeting minutes of April 17, 2024, and April 25, 2024. Said motion was seconded by Jorge Colon. 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	

3. Property / Project Updates and Next Steps

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

John Dyjach provides an update. Staff had an onsite meeting mid-May to walk site with the Owner and the CFO. American Environmental provided plans for a warehouse-repair-office building on the northern end of the property to be started later this year. Staff will check in and monitor progress. Contractor supply retail. Get all heavy equipment off the site and on to the properly zoned site. The Board expressed concerns over the lack of movement on the site and believes that follow-up needs to be done. An invitation will be extended to American Environmental for the July meeting in the hopes of obtaining some definitive answers on the status of the project.

c. 123 Pine Street (CAN properties, LLC)

Carrie Naatz provides an update. The schedule attached to the original request for extension was a different schedule than the one submitted to the building department's vacant property registry. The few months difference in the schedules submitted is due to the delay in obtaining electrical components. Carrie confirmed that the schedule recently

submitted is the correct schedule that they are seeking approval for in conjunction with the amended reverter extension. She confirmed that they did apply for an Underutilized Property Program (UPP) grant and the floor plan drafting is completed. Carrie confirmed that the project will proceed even if they do not receive the UPP grant funding. Carrie is thanked for attending the meeting and providing an update.

Carl Eger makes a motion to approve the reverter extension. Said motion was seconded by Jorge Colon. 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	

e. Race Street parcels

John Dyjach explains that the site activation originally anticipated to occur early this summer is being pushed out; therefore, we need to come up with a plan for maintenance of the lots. Staff obtained a quote from Whitman Property for temporary maintenance of the lots.

Carl Eger makes a motion to approve up to two thousand dollars (\$2,000) for maintenance of the Race Street lots. Said motion was seconded by Thomas Creed. Roll call followed:

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

f. Main Street parcel 033-07-016 (sale to Witman Properties, Inc.)

Aaron Vega explains that this parcel is a very small parcel created unintentionally through the years as the railroad was being split up. The parcel is a portion of the front sidewalk right in front of the stairs to the Whitman properties office. All proceeds from the sale go back to MassDOT (\$666.90). Conditions of sale include the buyer will ANR with their abutting property within 3 years and the parcel will remain taxpaying.

Carl Eger makes a motion to authorize the Chair to sign the disposition agreement of the Main Street parcel to Witman Properties Inc. Said motion was seconded by Thomas Creed. 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	

4. Other Business

John Dyjach explains that staff have been working to simplify the HRA financial form that gets presented to the Board periodically. There has also been internal work done on the HRA property tracking sheet. An HRA Google drive folder will be created to allow board members access to these documents for reference.

John Dyjach explains that there have been some inquiries on several parcels of land and appraisals are needed. Staff is requesting that the board approve funding to have appraisals performed in South Holyoke, specifically the Cabot Street/Southeast Street area. Thomas Creed made a motion to approve up to five thousand dollars (\$5,000) for appraisals on South Holyoke properties as needed. Jorge Colon seconded. A roll call followed:

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

5. Executive Session

None

6. Adjournment

With no further business, a motion was made at 6:33 p.m. by Carl Eger and seconded by Jorge Colon to adjourn the Regular meeting. A roll call followed:

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

Respectfully Submitted,



Daphne Board, Chairperson