

**Holyoke Redevelopment Authority (HRA)**  
**Meeting Minutes**  
**Wednesday, August 20, 2025 at 5:00 p.m.**  
**Holyoke City Hall - Room 6**  
**536 Dwight Street, Holyoke, MA 01040**

**Members Present:**

Patrick Beaudry, Chairperson  
Carl Eger, Vice Chairperson  
Thomas Creed, Treasurer  
Daphne Board, Assistant Treasurer  
Tiffany Espinosa, Member

**Staff Present:**

John Dyjach, Assistant Director

Others in attendance: Jane Mantolesky, Asst. City Solicitor, Atty. Carrie Naatz, Greg Virgilio, Zach Virgilio

**1. Call to Order**

Chairperson Patrick Beaudry called the meeting to order at 5:04 p.m. and announced that the meeting is being recorded and is being held virtually in accordance with State laws. Roll call:

<u>Name</u>	<u>Present</u>
Carl Eger	X
Patrick Beaudry	X
Thomas Creed	X
Daphne Board	X
Tiffany Espinosa	X

Chairperson Beaudry suggested that the agenda be taken out of order since there are people in attendance in regard to the 123 Pine St. matter. With no objection the agenda was taken out of order.

**2. 123 Pine Street (CAN Properties)**

John Dyjach summarized that at the July meeting the Board considered a proposal to waive the right of first refusal of the proposed sale of 123 Pine St. from CAN Properties to Virgilia Property Management. At that time the Board informed the proposed buyer that a detailed plan including a budget and timeline was needed to accompany the proposal. That plan would then be included in a Reverter clause which gets recorded as part of the deed. Mr. Dyjach said the plan was received and then forwarded to the Board and is included with the Executive meeting information. Thomas Creed asked the Virgilios to explain their schedule. Greg Virgilio said that in addition to cleaning up the property and some interior demolition the roof would be repaired or replaced very quickly after the purchase. He said that would be followed by installing permanent windows to seal up the building and then electrical upgrades would start. Mr. Virgilio added that permits would be pulled and that they are working with an architect to draw up plans. Tiffany Espinosa asked who the owner of the building would be. Zach Virgilio replied that they would form a separate LLC for the development of the property. Chairperson Beaudry said that if there were no further questions he would ask Atty. Mantolesky what action is needed by the HRA. Atty. Mantolesky said if the HRA is ready to proceed, motions would be needed to execute the waiver for the right of first refusal and a motion to accept the development plan of the buyer together with restrictions as provided in the reverter clause. A motion was then made by Carl Eger, Jr. to execute the waiver for the right of first refusal. Said motion was seconded by Daphne Board. Thomas Creed said that to be clear it appears that if the first step is taken, we are

pretty much assured that we are taking the second step. Tiffany Espinosa asked if there was any intention to consider the matter in the Executive meeting. Patrick Beaudry said it was and still could be if that is what the Board wanted. Carl Eger said he is comfortable with the buyer and the plan and is prepared to proceed with the motion. John Dyjach noted for the Board's information that the waiver is exclusive to this proposed sale and that the reverter clause included periodic updates from the developer. Patrick Beaudry asked Mr. Virgilio if he is aware of these requirements. Mr. Virgilio replied that he is. Thomas Creed added that since information and signatures are needed on the documents the motions include authorization for the Chair to execute those. The Board concurred and with no further discussion a roll call vote on the motion followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

A motion was then made by Carl Eger, Jr. and seconded by Daphne Board to approve the transfer of the property to Virgilio Property Management Inc. or its assignee to be developed in accordance with the development plan that was submitted and subject to the requirements of the Reverter clause which has been reviewed by Mr. Virgilio and his company. Thomas Creed noted the edit required to define the Seller in the reverter document. With no further discussion a roll call vote on the motion followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

### **3. HRA Board Business**

#### **a. Meeting Minutes of July 16, 2025**

A motion was made by Carl Eger and seconded by Thomas to approve the July 16, 2025 Meeting Minutes. Roll call:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

### **4. Property / Project Updates and Next Steps**

#### **a. 216 / 191 Appleton Street (Appleton Mills Development)**

John Dyjach explained that the closeout for the MassDevelopment Underutilized Property Program grant is in process according to the terms of the agreement and asked for the Board's authorization to issue the \$540K payment to Appleton Mills Development. Carl Eger made a motion to authorize the payment in accordance with the terms of the agreement. Said motion was seconded by Daphne Board and a roll call vote followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

John Dyjach then updated the Board that WinnDevelopment is in the process of obtaining final approvals for a Certificate of Occupancy for Phase 1. He said he was told that tenants are expected to start occupying the building in October.

Mr. Dyjach said that WinnDevelopment is finalizing an agreement with Pioneer Valley Railroad on a long-term lease for the land on the Western side of the property. He said the focus now as Phase 1 gets wrapped up is to find ways to get Phase II going as quickly as possible. He noted that WinnDevelopment continues to explore a structure involving the HRA's continued ownership. Atty. Mantolesky said that as much as Winn continues this interest it is questionable whether the HRA can enter this type of arrangement and noted that the State opined that they also question the ability of the HRA's involvement.

**b. High Street URP Area 4 and Site Readiness Grant**

John Dyjach said discussions continue with MassDevelopment on the scope of work for the \$200,000 site readiness grant for the redevelopment of a portion of High Street. He thinks there is now a path forward to agree on the scope although the HRA is now being asked to document some site control. He said that MassDevelopment will accept a modified site access agreement and expects that a draft of this document will be presented to the HRA at the next meeting.

**c. Race and Main Street Placemaking / License Amendment with Beyond Walls and Programming Agreement with Nueva Esperanza**

John Dyjach said that a draft Management Agreement for activities on the HRA's Race and Main Street property was just received and is in the meeting packet for informational purposes at this time. He said that this agreement is in addition to and intended to be the management part of the site activation along with the land License Agreement that is in place with Beyond Walls. He added that an amendment License Agreement with Beyond Walls is being prepared to include the signage requirement and to further define the responsibilities of Beyond Walls. Atty. Mantolesky said more information is needed to determine the need for the License amendment and if so, what needs to be included.

In regard to the Management Agreement, Atty. Mantolesky said it will be up to the HRA to agree to the details for the arrangement with Nueva Esperanza to handle the day-to-day management of the activation.

There was then discussion on the activities on the site and the amount of time spent on the agreements. Chairperson Beaudry said the activities are very positive but not to lose site on the long term intentions to develop the site. Thomas Creed said that while he agrees the activities are positive, he did not want the HRA to have a missed opportunity to market the site and installing a sign is important to this. Tiffany Espinosa said there might also be a concern that mixed signals could be given as this property is activated for placemaking activities but then is taken away for development. Chairperson Beaudry agreed and as much as this is important that the HRA's mission to develop the property not be lost. Thomas Creed recalls there was some discussion several months ago on funding, but he needs to know and have clarity on the funding and expenses for the property and if the HRA has any role as a fiscal agent. John Dyjach said he does not think the HRA has any fiscal responsibility but that will need to be verified and said that he expects the agreements to be considered at the next meeting.

## **5. Other Business**

### **a. TDI (Transformative District Initiative) Request**

John Dyjach referred the Board to the updated TDI request submitted by TDI Fellow Kevin Moforte. The Board discussed it briefly and next steps are to review the request in context with other TDI investments as well as Way Finders plans for High Street. Tiffany Espinosa commented on thinking creatively on ways to invest HRA funds to attract investment to this area as well others that the HRA is involved with.

### **b. URP Area Housing Projects**

In addition to the WinnDevelopment project, John Dyjach updated that South Holyoke Homes received Phase 3 funding and expects that HHA will present details as well as the annual update at an upcoming meeting. He also noted that staff is assisting and monitoring the housing developments at the Wrights and Crafts Block on North High Street, Open Square and at 174 Lyman Street. There is also interest by Habitat for Humanity to develop housing on vacant lots in South Holyoke.

### **c. 37 Appleton Street – American Environmental**

Daphne Board asked about the status of the development at 37 Appleton Street. John Dyjach said that he thinks American Environmental's plans to develop a portion of the property were recently approved by the Planning Board. He added that there were complaints recently by an abutting property owner about activities on the site. The Board discussed the continued concerns about the development and concurred that the company be invited to an upcoming meeting.

## **6. Adjournment**

With no further discussion or Executive Meeting, a motion was made at 6:14 p.m. by Daphne Board and seconded by Tiffany Espinosa to adjourn the meeting. All Board members voted in favor and the motion carried 5-0.

Respectfully Submitted,



Patrick Beaudry, Chairperson