

Holyoke Redevelopment Authority
Meeting Minutes – November 18, 2020
Virtual Meeting via Zoom - Meeting ID: 832 5707 9747

Members Present:

John Whelihan, Chairperson
Gladys Lebrón-Martinez, Vice Chairperson
Thomas Creed, Treasurer
Patricia Duffy, Asst. Treasurer
Carl Eger, Jr., Member

Staff Present:

Marcos Marrero, Executive Director
John Dyjach, Assistant Director
Benjamin Murphy, Development Specialist

Others Present: Daphne Board

1. **Call to order:** John Whelihan called the meeting to order at 5:03 p.m. and stated that the meeting was being held virtually per the Governor's March 12th executive order and being recorded via a zoom video conference. A roll call followed:

<u>Name</u>	<u>Yes</u>
Thomas Creed	X
Patricia Duffy	X
Carl Eger, Jr.	X
John Whelihan	X

2. **HRA Board Business**

- a. **Meeting Minutes of October 21 and November 2, 2020:** A motion was made by Carl Eger and seconded by Patricia Duffy to approve the minutes of the October 21 and November 2, 2020 meetings. A roll call followed:

<u>Name</u>	<u>Yes</u>
Thomas Creed	X
Patricia Duffy	X
Carl Eger, Jr.	X
Gladys Lebrón-Martinez	X
John Whelihan	X

3. **Project/ Property Updates**

- a. **HRA controlled properties:** John Dyjach referred the Board to the spreadsheet that list properties in order by URP areas that are either owned or approved for transfer to the HRA. He described recent activity as summarized below:
- 712 Dwight Street was sold by the City along with the adjacent apartment building to a developer for housing redevelopment and possibly new construction which align with the URP.
 - Dwight Street community garden parcel is being set up for the garden and work continues transfer ownership to Nuestras Raices.
 - 163 Sargeant Street (the Armory) conceptual reuse and building analysis plan was completed and there has been discussion by the City Council regarding the future of the

property. He said that the HRA along with the City Building and Law Departments are being sent a letter from the Council asking for input regarding the future of the property.

- Race Street Parcel 15 has a sale pending to Canal Row
- South East Street parcels in Area 8 that are part of the South Holyoke Homes project were recently combined into one parcel and the deed transfer from the City to the HRA was done. The next step to transfer to the Housing Authority is expected in early 2021.

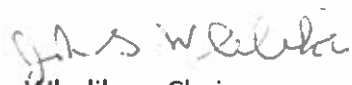
Thomas Creed asked if the Armory study was shared with the City Council and the Board. Marcos Marrero said at least some of the information was sent but that staff will resend. He added that some of the Council discussion relates to the status of vacant properties and the feasibility of rehabbing or demolishing. Mr. Marrero said that there has been a recent inquiry to redevelop the property but where that goes remains to be seen and that staff continues to look into possible reuses. Gladys Lebrón-Martinez asked about the building's condition and Benjamin Murphy explained that there are sections that have deteriorated mostly on the interior. Marcos Marrero noted that the Building Commissioner recently said the exterior of the building does not pose a safety hazard.

- 4. Urban Renewal Plan Amendment - Next Steps:** John Dyjach said that the DGR Public Hearing was closed on November 2nd. He explained that the DGR committee wanted more time to consider the amendment and that they requested the HRA send formal notification to the property owners whose properties were removed. Benjamin Murphy said those letters were sent and that the DGR committee will be informed of that in advance of the next meeting. John Dyjach said that if the amendment is approved by DGR and then by the City Council staff would submit a request for final approval to the Department of Housing and Community Development. Marcos Marrero said the DGR meeting is December 7th and that although the public meeting is closed they could suspend rules to allow someone to speak. He doesn't anticipate further questioning from DGR. The Board discussed attendance at that meeting and Carl Eger and Thomas Creed said they would attend.
- 5. Other Business:** Marcos Marrero announced that he submitted his resignation last week to the Mayor from his position with the Office of Planning and Development and by extension as the Executive Director of the HRA effective January 22, 2021. He said the Mayor appointed outgoing State Representative to the position. Mr. Marrero said that he and Rep. Vega already had discussions and that the Board can expect a smooth transition. The Board thanked and congratulated Marcos. He in turn expressed his gratitude and appreciation to the members.
- 6. Adjournment:** With no other business, a motion was made at 5:45 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the meeting. Chairperson John Whelihan then said that in accordance with M.G.L. Chapter 30 Section 21(a) of the Open Meeting Law, the Holyoke Redevelopment Authority will enter Executive Session at this time to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. A roll call followed:

<u>Name</u>	<u>Yes</u>
Thomas Creed	X
Patricia Duffy	X

Carl Eger, Jr. X
Gladys Lebrón-Martinez X
John Whelihan X

Respectfully Submitted,


John Whelihan, Chairperson
Holyoke Redevelopment Authority

Documents presented at meeting:
Meeting Minutes of October 21 and November 2, 2020
HRA Property Tracking Spreadsheet