

Holyoke Redevelopment Authority
Meeting Minutes - December 16, 2020
Virtual Meeting via Zoom - Meeting ID: 878 4903 6436

Members Present:

Thomas Creed, Chairperson
Carl Eger, Jr., Vice Chairperson
John Whelihan, Treasurer
Daphne Board, Member

Staff Present:

John Dyjach, Assistant Director
Benjamin Murphy, Development Specialist

- 1. Call to order:** Chairperson Thomas Creed called the meeting to order at 5:02 p.m. and stated that the meeting was being held virtually per the Governor's March 12, 2020 executive order and being recorded via a zoom video conference. A roll call followed:

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

Chairperson Creed started by welcoming Daphne Board as a member of the HRA and noted her previous involvement in the formulation of the urban renewal plan as a member of the Citizen Participation Committee. Ms. Board provided some background on herself as well as her civic activities including the Community Preservation Act.

2. HRA Board Business

- a. Meeting Minutes of November 18, 2020 regular and annual meetings:** A motion was made by Carl Eger and seconded by Daphne Board to approve the minutes of the November 18 regular and annual meetings. John Whelihan noted some duplicate wording on page 2 of the minutes to which John Dyjach said would be corrected. Thomas Creed then asked for a roll call to accept the minutes as amended. A roll call followed:

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

- 3. Urban Renewal Plan Amendment - Consideration of Approval and Submission to the Department of Housing and Community Development:** Thomas Creed said that last night, after many months of preparations and meetings, the City Council approved the major plan change to the urban renewal plan and asked John Dyjach to summarize next steps. Mr. Dyjach said the HRA needs to formally approve the final version of the major plan change through a vote and resolution and to authorize the Executive Director to submit the major plan change and related materials to the Department of Housing and Community Development requesting their approval. Thomas Creed then read the resolution. The Board discussed the wording of the resolution and John Dyjach noted that much of it is standard language per DHCD guidelines and the statute. Thomas Creed said he would entertain a motion to approve the resolution as written. A motion was then made by Carl Eger and seconded by John Whelihan to approve the resolution as written. Thomas Creed noted that the City Council approved the plan change unanimously with supportive comments from Councilors Bartley

and McGiverin about the importance of the urban renewal plan. Carl Eger and John Whelihan commented on the archaic language in the resolution and that it could have a negative connotation but they understood it was required. Thomas Creed asked John Dyjach to relay this sentiment to DHCD and asked if there would be the ability to update the language. Mr. Dyjach said he would. He then described the materials required to go to DHCD and said that staff intends to submit the request to them in January. A roll call followed:

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

4. Project / Property Updates:

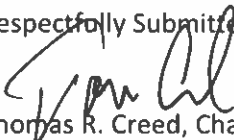
- a. **216 Appleton Street:** John Dyjach said that the next allocation of historic tax credits for this project is expected in the near future. Additionally, he said that the Holyoke Gas & Electric agreed to assist with the removal of electric transformers that are located on the canal side of the building. He said the cost to do the work is about \$8,000 which is being funded from the City's vacant building registration fund that is administered by the Health Department. Mr. Dyjach said that doing this would remove a potential hazard as well as assist with future work at the property.
- b. **Dwight Street Community Garden:** Benjamin Murphy said that staff is in contact with Nuestras Raices to work through some issues that have come up regarding the transfer of the property and that he expects more details to be available at the January meeting.

5. Other Business:

- a. **HRA Bank Account:** John Dyjach said that because of Board and staff changes he is in contact with PeoplesBank to change authorized signers for the account. He expects there will be the need for Board Members to complete bank required documents for the changes.
- 6. Adjournment:** With no other business, a motion was made at 5:34 p.m. by Carl Eger and seconded by Daphne Board to adjourn the meeting. Chairperson Creed 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>
Daphne Board	X
Thomas Creed	X
Carl Eger, Jr.	X
John Whelihan	X

Respectfully Submitted,


 Thomas R. Creed, Chairperson
 Holyoke Redevelopment Authority

Documents presented at meeting:

Regular and Annual Meeting Minutes of November 18, 2020

Draft HRA Resolution Approving the Urban Renewal Major Plan Change _____

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