

**Holyoke Redevelopment Authority  
Executive Meeting Minutes – February 17, 2021  
Virtual Meeting via Zoom**

**Members Present:**

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

**Staff Present:**

Aaron Vega, Executive Director  
John Dyjach, Assistant Director  
Benjamin Murphy, Development Specialist  
Gabiella Klinakis, Head Clerk

**Others Present:** Sarah Meier-Zimblar and Janara Healy (Holyoke Housing Authority)

**1. Call to Order:** Chairperson Creed called the Executive Meeting to Order at 5:48 p.m. and explained that the meeting was being recorded via Zoom. He also requests confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance roll call followed:

<u>Name</u>	<u>Present</u>
Daphne Board	X
Thomas Creed	X
Carl Eger	X
John Whelihan	X

RECEIVED

NOV 28 2023

Holyoke City Clerk's  
Holyoke, MA

**2. HRA Board Business**

**a. Executive Meeting Minutes of January 20, 2021**

A motion was made by Carl Eger and seconded by John Whelihan to accept the January 20, 2021 Executive Minutes as written. A roll call followed:

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

**3. Project and Real Estate Updates**

**a. South Holyoke Homes:** Aaron Vega said that discussions continue with the Holy Trinity Greek Church regarding the proposed land swap. He reviewed the terms requested by Church representatives which included them retaining a portion of their lot. He said that some of their terms are possible and others such as retaining a portion of their lot and discontinuing the alley are unattainable. He said that a follow-up meeting will be held in the near future and added that the HHA has been kept informed. Sarah Meier-Zimblar said that HHA staff recently visited the property and concurs with the position described she had a site visit at the church and shares that there are other areas on their land they could have their trash.

Regarding the status of Phase 1, John Dyjach said that a Disposition Agreement will be being finalized and expects that it will be presented to the Board at the next meeting. He added it is on schedule for a possible closing with the HHA in late April.

Aaron Vega said that he recently discussed the \$100K Site Readiness Grant with MassDevelopment and that it remains available to be used for property acquisition. Thomas Creed asked about the Holyoke Machine lots. John Dyjach replied that staff is re-engaging with the owner now that the URP amendment is being finalized.

**b. 216 Appleton Street / WinnDevelopment**

Aaron Vega explains that WinnDevelopment recently was invited to apply for new State funding for the project and presented new terms for the project. He said that Winn proposes to increase the purchase price from \$1 to \$300K but would require the HRA to retain sections of the property and make repairs to stabilize. Mr. Vega noted that the \$200K previously agreed to for 191 Appleton Street remains in place and that Winn is trying to fast track the process because of the grant application deadline. He said that staff is continuing discussions with Winn to determine a path forward to present to the HHA. Carl Eger commented that the proposal will need to be evaluated further but it's important to let Winn know that the HRA remains committed to the project. Daphne Board expressed the interest to retain the building that's on Appleton Street and not have parking in this location. Thomas Creed said that the project details need to be clarified and that it is also important to know if Winn's plans for the proposed second phase are viable. John Whelihan questioned if the \$300K is sufficient for the repairs and if the HRA can manage that work. Aaron Vega replied that all this will need to be considered and suggested that he consult with the Law Department as there are questions as to what the HRA can legally do. Staff suggested another meeting within two weeks so that more details can be provided. The Board agreed and Thomas Creed recommended that Winn be invited to join.

**4. Adjournment:** With no other business, a motion was made at 6:39 p.m. by Carl Eger and seconded by Daphne Board to adjourn the Executive Session. A roll call followed:

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

Respectfully submitted,

  
Thomas R. Creed, Chairperson  
Holyoke Redevelopment Authority

Documents presented at meeting:  
Executive Minutes of January 20, 2021  
Proposal from WinnDevelopment and building sketch