

**Holyoke Redevelopment Authority  
Executive Meeting Minutes – November 20, 2019 at 5:00 pm  
City Hall Annex, 20 Korean Veterans Plaza, 4<sup>th</sup> Floor  
Holyoke, MA 01040**

**Members Present:**

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

**Staff Present:**

Marcos Marrero, Executive Director  
John Dyjach, Assistant Director  
Ben Murphy, Development Specialist  
Barbara Bou, Head Clerk

**Others Present:** Sarah Meier-Zimble (Holyoke Housing Authority)

**1. Call to Order**

Chairperson Carl Eger, Jr. called the Executive Session to order at 6:27 p.m. and stated that the meeting was being recorded. 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

Marcos Marrero informed the Chair that Sarah Meier-Zimble was asked to remain for Executive Session as her attendance pertains to a portion of items 2 and 3 of the agenda.

- 2. Other Business** - Marcos Marrero said the only other business is a piece of embargoed information that the State awarded a MassWorks a grant of \$6.56 million for the South Holyoke housing project. He said that the official announcement will be made by Governor Baker on December 10<sup>th</sup>.
- 3. Consideration of Urban Renewal Plan Amendments** - Marcos Marrero said that properties in several areas of the URP are being considered to include in the URP. He referred the Board to the list and map in their meeting packet and said that at a future meeting we would get into the specifics as today is meant to provide the Board with a high-level introduction. Mr. Marrero said that some of the properties are in South Holyoke and that since Sarah Meier-Zimble is here, we would first speak on properties proposed for Area 8. Ms. Meier-Zimble gave an update on the HHA's efforts to acquire properties for the South Holyoke Homes project. She said that there have been some initial negotiations with property owners but that additional acquisition strategy will need to be determined. She added that the MassDevelopment Site Readiness program is being considered to help fund some of the acquisitions. Mr. Marrero noted that some properties in South Holyoke are already in the URP but may need to be changed from partnerships to acquisitions. Chairperson Eger thanked Ms. Meier-Zimble for the information. Marcos Marrero then said changes are also being proposed to the boundaries of the areas within the URP. He said this was being proposed to help define areas with similar characteristics as well as the potential need to request changes to the zoning. Mr. Marrero said that these amendments would need to be considered in more detail and suggested that be done at an upcoming meeting. The Board

agreed and also would like to consider the procedural requirements. Gladys Lebrón-Martinez commented that she is pleased to see additional areas on High Street being considered. John Whelihan said it would be useful to understand the status of properties such as the ownership and what properties are for sale.

**4. HRA Board Business**

**a. Executive Meeting Minutes of October 16, 2019** - A motion was made by John Whelihan and seconded by Thomas Creed to approve October 16, 2019 Executive Meeting Minutes. A roll call vote followed:

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

**b. Release of Previously Approved Minutes for the Executive Meetings**

A motion was made by Patricia Duffy and seconded by Thomas Creed to release the previously approved Executive Meeting minutes held on:

- April 15, 2015
- April 19, 2015
- April 19, 2016
- November 16, 2016
- January 18, 2017
- February 15, 2017
- April 19, 2017
- August 23, 2017
- October 25, 2017
- November 15, 2017
- January 31, 2018
- February 21, 2018
- March 29, 2018
- September 27, 2018
- November 7, 2018
- February 20, 2019
- March 20, 2019
- April 3, 2019
- May 22, 2019
- June 19, 2019
- August 21, 2019
- October 16, 2019

A roll call vote followed:

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

**5. Adjournment** - Prior to adjournment Thomas Creed requested that follow-up be done on the status of the 216 Appleton project with WinnDevelopment and the 37 Appleton Street project with American Environmental. With no other business, a motion was made by Thomas Creed. and seconded by John Whelihan to adjourn the Executive Session at 7:01 pm. 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,



Carl Eger, Jr., Chairperson  
Holyoke Redevelopment Authority

**Documents presented at meeting:**

- Map and list of parcels proposed as additions to the URP
- Previously Approved Minutes for the Executive Meetings for release