

Holyoke Redevelopment Authority
Meeting Minutes - June 9, 2021
Virtual Meeting via Zoom - Meeting ID: 836 6027 3293

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:

1. **Call to order:** Chairperson Thomas Creed called the meeting to order at 5:03 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>Present</u>
Daphne Board	X
Thomas Creed	X
Carl Eger	X
John Whelihan	X

2. **HRA Board Business**

- a. **Meeting Minutes of May 26, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to approve the May 26, 2021 meeting minutes. Chairperson Creed noted to staff a few typos needed corrections. All members present approved.

3. **Executive Meeting:** Chairperson Creed requested the Board's authorization to enter the Executive Meeting as there are guests in attendance for an executive session matter. With no objection, Chairperson Creed stated 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	X
John Whelihan	X

The Board entered back into Regular Session at 6:20 p.m.

4. **Project / Property Updates**

Chairperson Creed reported that in the executive meeting the HRA Board approved the following actions:

- a. **216 Appleton / WinnDevelopment:** Authorized the Chair to execute an amendment to the property disposition agreement that is being finalized with WinnDevelopment.

- b. **South Holyoke Homes:** Agreed to an amendment to the disposition agreement with the Holyoke Housing Authority which would eliminate the Reverter Clause with respect to the purchase of property for Phase 1 because of project financing requirements.
 - c. **Canal Row:** Agreed to extend the option agreement for Canal Row for another 6 months.
5. **American Rescue Plan Act (ARPA) - Notice of Funding Availability:** Chairperson Creed said that it was Daphne Board's as well as his suggestion for the HRA to consider ARPA funding opportunities for the work of the HRA. Aaron Vega concurred and explained that the application process is being rolled out and that staff has had discussion with the Office for Community Development which is administering the application. Daphne Board said that a few ideas have started to come to mind and offered to assist staff with considering further. She mentioned two ideas are enhancing the City's Neighborhood Improvement Program and a concept to incentivize rehabilitation of vacant properties. Thomas Creed suggested that he would be willing to join staff and, if possible, another Board member for a more detailed discussion about the opportunity. Aaron Vega agreed and said there are several ideas already being discussed by others that would support the Urban Renewal Plan Area. Thomas Creed noted the short turnaround for applications. Aaron Vega suggested that a one-page proposal format would be a good way to approach this. Daphne Board agreed to be part of the follow-up discussion and Aaron Vega agreed to coordinate the meeting.
6. **Other Business:**
- a. **Dwight Street Community Garden:** Ben Murphy explained that it is his understanding that the agreement necessary to proceed is being delayed because Neighbor to Neighbor is having trouble acquiring insurance. The Board offered the HRA's assistance and suggested reaching out to locally based agencies if needed in order to get the garden started soon, including the agency that the HRA uses.
 - b. **Project Updates:** Aaron Vega suggested that the HRA invite the buyers of 37 Appleton Street and 160 Middle Water Street to a future meeting to discuss the status of their projects. The Board concurred.

7. **Adjournment:**

With no other business, a motion was made at 6:35 p.m. by John Whelihan and seconded by Daphne Board to adjourn the meeting. A roll call followed:

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

Respectfully Submitted,


 Thomas R. Creed, Chairperson
 Holyoke Redevelopment Authority

Documents presented at meeting: Meeting Minutes of May 26, 2021