

Holyoke Redevelopment Authority (HRA)
Meeting Minutes – April 21, 2021
Virtual Meeting via Zoom- Meeting ID: 830 1775 8995

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
Gabriella Klinakis, Head Clerk

Others Present: Sarah Meier-Zimbler & Matt Mainville (Holyoke Housing Authority), Juan Uribe (El Paraiso Columbiano), John Borowski (120 Pine Street), Dennis Hohenberger (Masslive), Nev Capron (72 Congress Avenue).

1. Call to order: Thomas Creed called the meeting to order at 5:02 p.m. and stated that the meeting was being recorded. A roll call followed:

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

2. HRA Board Business

a. Meeting Minutes of March 17, 2021: A motion was made by John Whelihan and seconded by Daphne Board to approve the March 17, 2021 minutes. All members present approved. A roll call followed:

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

3. Center City Liquor License Program:

a. Application from El Paraiso Columbiano

Juan Uribe shared that his restaurant opened April 2nd, and this is the only Colombian restaurant in Holyoke. John Whelihan asked what the hours of operation are and Mr. Uribe replied Tuesday through Sunday from 11 am to 7 pm. Daphne board asked if he plans to extend the restaurant hours if he is granted a liquor license and what kind of liquor would he like to serve. He said he does plan on extending the hours to 7 pm to 12 am for quick foods and that his goal is to make this restaurant as family friendly as possible. He would also like to serve all alcohol to accommodate the restaurants guests. Chairperson Creed thanked Mr. Uribe or his business and for applying for a liquor license. He asked if Mr. Uribe is a tenant at the property and, if so, how long was the lease. Mr. Uribe replied that he has a ten-year lease. Tom Creed then read the Liquor License criteria for the Board's reference and consideration of the application. After some further discussion the determination was made that the application met the HRA's criteria and staff had no concerns. A motion was made by Carl Eger and Seconded by Daphne Board to accept the Liquor License application for El Paraiso Columbiano. A roll call followed:

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

4. Project / Property Updates:

a. 216 Appleton / WinnDevelopment

Aaron Vega said that the WinnDevelopment project permitting is quickly moving forward and the project is on the Planning Board’s April 27th agenda. He said that OPED and Winn recently had a meeting with the Fire and Water Departments to address questions about the project design. Mr. Vega said that it is Winn’s intention to submit the full application for state funding on May 15th.

b. Dwight Street Community Garden

Tom Creed introduced applicant, John Borowski, who is the owner 120 Pine Street and has submitted a proposal for the property. Mr. Borowski said that he has cleaned the community garden lot several times and if chosen to host the community garden he will make sure it stays well-kept. He would like to have the neighborhood engage in the garden and grow whatever the neighborhood needs such as fruits, vegetables, and flowers.

c. Canal Row

Aaron Vega said that Canal Row’s project at the Armory Building is proceeding and that there has also been some discussion with staff about applying for a Center City Liquor License. Mr. Vega added that a pre-permitting meeting with City departments is being scheduled for an initial project review. John Dyjach noted that the HRA sale of Lot 15 which is adjacent to the Armory building is in process. He noted that the Purchase Option for the rest of the Canal Row project comes due at the end of June and that staff will be discussing the status with the Luzuriagas and will report back to the Board.

5. Other Business: Tom Creed informed the Board that the next Redevelopment Authority meeting may be sooner than May 19th to discuss time sensitive topics.

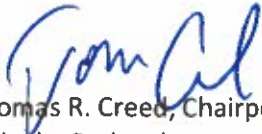
John Whelihan asked if there was an update regarding a fifth member. Aaron Vega replied that there is no update, but it is a priority to get the seat filled.

6. Adjournment: With no other business, a motion was made at 5:29 p.m. by John

Whelihan and seconded by Daphne Board to adjourn the meeting. Chairperson Creed then said in accordance with M.G.L. Chapter 30A 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
Tom Creed	X
Carl Eger	X
John Whelihan	X

Respectfully submitted,



Thomas R. Creed, Chairperson
Holyoke Redevelopment Authority

Documents presented at meeting:
Meeting Minutes of March 17, 2021
Center City Liquor License Program: Application from El Paraiso Columbiano