

**Holyoke Redevelopment Authority (HRA)**  
**Meeting Minutes – February 17, 2021**  
**Virtual Meeting via Zoom- Meeting ID: 891 6320 9802**

**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, Janara Healy (Holyoke Housing Authority)

**1. Call to order:** Thomas Creed called the regular session to order at 5:00 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 January 20, 2021:** A motion was made by John Whelihan and seconded by Daphne Board to approve the January 20, 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

**b. Financial Report:** John Dyjach gives the February financial update for the HRA and noted the insurance payment that was made. Carl Eger asked if the insurance includes an officer's policy. John Dyjach said he would check but thinks this is a general liability policy for HRA owned real estate.

**3. South Holyoke Homes:** Sarah Meier-Zimbler shares that the bids for South Holyoke Homes Phase I are scheduled to be in next Monday. She explained that the HHA recently brought on a new architectural firm to assist with the overall project.

**4. Urban Renewal Plan:** Aaron Vega hares that the Urban Renewal Plan Amendment application is being reviewed by DHCD.

**5. Project/ Property Updates:**

**a. 216 Appleton / Winn Development:** Aaron Vega explained that WinnDevelopment's lawyer contacted him about a new State funding that is available and to expect a proposal

to move the project forward. He noted that the transformers that were a concern have been removed.

**b. Canal Row:** Aaron Vega explained there was a recent discussion between staff and Marco and Dennis Luzuriaga. He said they remained committed to the project and are exploring options and possible tenants. John Whelihan asked if they were considering making a residential space. Aaron Vega replied that they are and that there is a demand for residential space similar to what was done at the Cubit Building.

**c. Freight Farms Relocation:** Aaron Vega said that the relocation of the Freight Farms to the Massachusetts Green High-Performance Computing Center is still being worked on and that a survey of the land is being pursued. John Dyjach said that a request has been made to extend the existing land license for 120 days. After some discussion the Board agreed to extend at this time to no later than May 31<sup>st</sup>. A motion to extend the license to the end of May was made by Carl Eger and seconded by John Whelihan. A roll call followed:

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

**d. Community Garden Request for Proposals:** Benjamin Murphy said that Nuestras Raices continues to be in process of reestablishing their organization with the State. He said they can still be considered but because of their status, a decision was made to issue a request for proposal for an entity to buy and operate the community garden. He said that there would be a requirement that the property be maintained as a community garden for at least five years which is a requirement of the CDBG funding that was received. John Whelihan asked if the proposal should have a certain due date on the application. Aaron Vega agrees there should be a due date to help ensure there is time to grow this season. Thomas Creed asked what if we do not have any applicants and that it was never the HRA's intention to own the property long term. Aaron Vega said if that occurs other options would need to be considered.

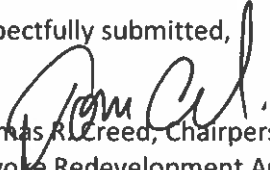
**6. Other Business:** Aaron Vega said that he will discuss the vacant Board position with the Mayor with the hope that an appointment can be made in the near future.

**7. Adjournment:** With no other business, a motion was made at 5:47 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>
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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 January 20, 2021  
Financial Report  
Freight Farms Race St. License Extension  
Draft Sale notice for Dwight St. / Community Garden Property

