

**Holyoke Redevelopment Authority (HRA)**  
**Executive Meeting Minutes – October 16, 2019**  
**City Hall Annex, 20 Korean Veterans Plaza, 4<sup>th</sup> Floor**

**Members Present:**

Carl Eger, Jr., Chairperson  
John Whelihan, Vice Chairperson  
Thomas Creed, Assistant Treasurer  
Patricia Duffy, Member (5:15 p.m.)

**Staff Present:**

John Dyjach, Assistant Director  
Benjamin Murphy, Development Specialist  
Barbara Bou, Head Clerk

**1. Call to Order**

Carl Eger, Jr., called the Executive Meeting to order at 5:06 p.m. and stated that the meeting was being recorded. A roll call followed:

<u>Name</u>	<u>Yes</u>
Carl Eger, Jr.	X
John Whelihan	X
Thomas Creed	X

**2. Project/ Property Updates**

**a. Winn Development Project at 216 and 191 Appleton Street**

John Dyjach stated that there were two amendments for Winn Development; the ninth amendment for 216 Appleton St. and the third amendment to 191 Appleton St. He noted that Staff has been struggling with how to preserve the building with limited funds; the money needed was more than available. Mr. Dyjach added that Staff drafted an agreement where the timeline for the closing of 191 and 216 Appleton Street will be extended until December 30, 2021. The extension will give WinnDevelopment enough time to obtain all their tax credits and move forward with the purchase and sale. Mr. Dyjach stated that Building Department funding could be used to perform selective stabilization to secure and stabilize the building. Every three months the building will be inspected in order to identify any problems that can be addressed and stabilization. He noted that we can utilize the deposited fund from WinnDevelopment as long as we apply that amount used to the purchasing price. Thomas Creed asked who were the legal counsel on these agreements. Mr. Dyjach responded that it is a combination of Crystal Barnes and Tasha Marshall from the City Solicitors office. Mr. Creed requested that the Building Commissioner come to speak before the Board.

A motion was made by Thomas Creed and seconded by John Whelihan to authorize the Chair to execute the extension for 216 Appleton and 191 Appleton Street as presented. A roll call followed:

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

**Next steps:** Building Commissioner to be invited to discuss 216 Appleton Street.

**b. South Holyoke Housing Development Project**

John Dyjach stated that the Joint Venture and Master Development Agreement has been signed by the Chair. The Holyoke Housing Authority (HHA) has been working on acquiring Holyoke Machine and Holyoke Mill Work. Additional discussion in regular session.

**c. 123 Pine Street Redevelopment**

John Dyjach gave an overview of the Option and Land Disposition Agreement with Valley Opportunity Council (VOC). He presented the final version of the two agreements to the Board for review. Mr. Dyjach stated that Staff tightened up the timing on this project to

reflect a one-year option agreement until September 1, 2020 and a closing of September 1, 2021. He noted that VOC has agreed to maintain the property, make small repairs, and to keep the building secure.

A motion was made by Thomas Creed and seconded by Patricia Duffy to authorize the Chair to execute the option Agreement for 123 Pine street and that the Board accept the draft version of the Land Disposition agreement for presentation to the Department of Housing and Community Development (DHCD). A roll call followed:

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

### 3. Other Business

#### a. Update on request at Sargeant St. parcel #028-04-008 (URP Area 8)

John Dyjach updated the Board regarding a previous agreement request from Boston Bud Factory to use the lot for additional parking. Mr. Dyjach stated that he Board and Staff felt that the request was not the best direction for the HRA to take. He added that the City Engineer followed up with Boston Bud and it was determined that the additional parking was not necessary for Boston Buds operation as they have sufficient parking. Mr. Dyjach indicated that the Church that abuts the parcel has also shown interest in that lot for parking. Patricia Duffy asked when Boston Bud Factory will be opening. Mr. Dyjach responded that operations should begin in November 2019.

### 4. HRA Board Business

#### a. Executive Meeting Minutes of August 21, 2019

A motion was made by Patricia Duffy and seconded by John Whelihan to approve the Executive minutes for August 21, 2019. A roll call followed:

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

### 5. Adjournment

With no other business, a motion was made by Thomas Creed and seconded by Patricia Duffy to adjourn the Executive Meeting at 5:42 p.m. and to enter into regular session. A roll call followed:

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

Respectfully Submitted,



Carl Eger, Jr., Chairperson  
Holyoke Redevelopment Authority