



Mayor Joshua A. Garcia

City of Holyoke

Holyoke Redevelopment Authority

Aaron M. Vega, Executive Director

December 16, 2021

Holyoke City Council
City of Holyoke
Holyoke, MA 01040

Dear Councilors:

Please find attached copies of meeting minutes for the Holyoke Redevelopment Authority for the dates listed below.

HRA Meetings:

June 9, 2021

August 18, 2021

September 29, 2021

October 27, 2021

As always, please contact me if there are any questions.

Sincerely,

Aaron M. Vega

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DEC 16 2021

Holyoke City Clerk's
Holyoke, MA

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 turnround 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

**Holyoke Redevelopment Authority
Meeting Minutes – August 18, 2021
Virtual Meeting via Zoom - Meeting ID: 873 1037 7191**

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: Atty. Michael Bissonnette (Law Dept.), Dennis Hohenberger (MassLive)

1. **Call to order:** Chairperson Thomas Creed called the meeting to order at 5:01 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 June 9, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to approve the June 9, 2021 meeting minutes. All members approved.

3. **Project / Property Updates**

- a. **South Holyoke Homes / Holyoke Housing Authority:** Aaron Vega said that the Letter of Intent for the land swap with the Greek Orthodox Church is ready to be signed. He added that the improvements to the City owned lot are underway. Chairperson Creed asked about next steps and Aaron Vega replied that it is to prepare the sale agreements. Mr. Vega said the timing is not known because staff relies on the City Law Department to develop the agreements and they have a large workload and are short staffed. There was then some discussion on using outside counsel if necessary. A motion was made by Carl Eger and seconded by John Whelihan to authorize staff to expend up to \$10,000 for legal counsel up to \$10,000 staff if needed. A roll call followed:

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

Chairperson Creed asked that staff engage with the new owner of the Holyoke Machine property as soon as possible. He also noted that the HHA submitted an ARPA funding request for South Holyoke Homes. Aaron Vega said that staff would continue efforts to contact the new owner of the Holyoke Machine property. He also suggested that the HRA consider a letter of support for the HHA’s ARPA application. Chairperson Creed offered to prepare a support letter with staff to which the Board concurred.

- b. **216 Appleton / WinnDevelopment:** Chairperson Creed said that he recently joined staff and the Mayor in a meeting to hear a presentation from WinnDevelopment. He said that

Winn continues to represent the project well and gave the Mayor good background as they are also seeking ARPA funding. John Dyjach said that staff continues to work with Winn and KP Law on pending agreements. He also explained that Winn has expanded the project by getting an agreement to purchase a building across the rail line at the bottom of Essex Street to further enhance the development. Daphne Board noted that they are now defining the project as a 55 and over development.

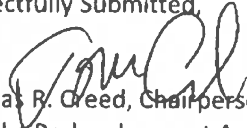
- c. **Race & Main Street Parcels / Canal Row:** John Dyjach explained that the agreements with Canal Row are pending signatures. He added the developers are working with staff to apply for incentives similar to what they did for the Cubit project. Chairperson Creed asked about the status of Freight Farms. Aaron Vega replied MassDevelopment and HCC are preparing for the move to happen by the end of September. Carl Eger asked if there has been any feedback from neighbors about the project to which Aaron Vega replied that it has all been positive.
 - d. **123 Pine Street:** Chairperson Creed said that one proposal was received in response to the RFP and that staff indicated there may be other interest. Aaron Vega described other improvements happening in the immediate area. John Dyjach noted that VOC did a good job at maintaining the property but that the garage at the rear of the property is in very poor condition and will likely be removed by the City. He added that staff will ask that any additional proposals be submitted soon so that the Board can consider them at the next meeting.
 - e. **37 Appleton Street / American Environmental:** Thomas Creed explained the reverter that was put in place when this property was sold to American Environmental. He asked that staff invite the company to the September meeting to discuss the status of the project.
 - f. **160 Middle Water Street / Western Mass Demolition Corp.:** Chairperson Creed said that like 37 Appleton, this property was sold for \$1.00 so that it would be cleared and prepared for future development. Aaron Vega explained that there is currently a proposal to develop the property for parking to support the redevelopment of a nearby mill building for a cannabis business.
4. **Other Business:**
- a. **Dwight Street Community Garden:** Chairperson Creed noted the positive impacts that the project has had in the area. Ben Murphy said that he has been in contact with Neighbor to Neighbor and that they are pleased with the progress. He noted that the agreement with them comes due later this year and that the future of the project will need to be considered over the next few months.
 - b. **Center City Liquor License:** Chairperson Creed said that there is an upcoming meeting to discuss modifications to the liquor license program to make it more active. Aaron Vega noted that two topics are the fee structure and potentially including new uses such as included event spaces. Thomas Creed said these may be considered at an upcoming meeting.
 - c. **HRA Board:** Chairperson Creed noted that Aaron Vega continues to discuss the appointment of a Board member with the Mayor. Aaron Vega said that one very qualified candidate was presented to the Mayor and that he is considering that person among other potential candidates.
 - d. **Release of HRA Minutes:** John Dyjach noted the list of executive minutes that were released.

5. Adjournment:

With no other business, a motion was made at 6:03 p.m. by Carl Eger and seconded by Daphne Board to adjourn the meeting. 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

Respectfully Submitted,


Thomas R. Creed, Chairperson
Holyoke Redevelopment Authority

Holyoke Redevelopment Authority
Meeting Minutes – September 29, 2021
Virtual Meeting via Zoom - Meeting ID: 849 3971 4602

Members Present:

Thomas Creed, Chairperson
John Whelihan, Treasurer
Daphne Board, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Benjamin Murphy, Development Specialist

Others Present: Sarah Meier-Zimbler and Matthew Mainville (Holyoke Housing Authority), Charlie Hughes (American Environmental), Arthur Naatz, Carrie Naatz and Nicholas Robinson (CAN Properties)

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>
John Whelihan	X
Thomas Creed	X
Daphne Board	X

2. **HRA Board Business**

- a. **Meeting Minutes of August 18, 2021:** A motion was made by Daphne Board and seconded by John Whelihan to approve the August 18, 2021 meeting minutes. All members approved. Thomas Creed noted that as a follow-up to the minutes an HRA letter of support was provided for HHA’s ARPA funding application for South Holyoke Homes. Additionally, he said that the agreement was signed with Canal Row for the Main and Race Street land and that there was a follow-up meeting with City staff about the Center City Liquor License program.
- b. **Financial Report:** John Dyjach reviewed the financial report and noted the Jackson Canal loan and the liquor license payments. John Whelihan asked if the City Council receives these reports. Mr. Dyjach replied that it is sent with the annual report. Thomas Creed suggested that staff look into establishing separate bank accounts for the different projects.

3. **Project / Property Updates**

- a. **South Holyoke Homes / Holyoke Housing Authority:** Matthew Mainville thanked the Board for the letter of support and to Mayor Murphy for awarding \$1.3M in ARPA funding. Sarah Meier-Zimbler explained that work is underway for Phase 1 on South East Street which they anticipate being completed next August. She then explained that for Phase 2 and with ARPA funding in place the HHA is shifting the schedule to proceed with plans for eight townhome style housing units on the lots on the corner of Sargeant and South East Streets. She said that after gaining site control and performing due diligence the expectation is that this work could start in the Spring or early Summer of 2022. Thomas Creed noted the delay in gaining site control of the lot on the opposite corner and asked if the HHA would be ready to move on the transfer of that lot. Matthew Mainville replied that as soon as the HRA is ready to transfer the HHA is ready to accept and move forward. Sarah Meier-Zimbler noted that as part of that site work for Phase 2 the HHA would construct the dumpster enclosure now. John Whelihan asked about the Mayor’s support and Matthew Mainville said that his support remains very strong. There was then discussion about Phase 3 and the status of other properties. Thomas Creed noted the sale of the former Holyoke Machine lots on South East Street and that staff is making efforts to contact the new owner.

Thomas Creed asked about community outreach for the housing opportunities. Sarah Meier-Zimblar discussed some of the efforts and that outreach will ramp up in 2022.

b. **216 Appleton / WinnDevelopment:** John Dyjach said that agreements with WinnDevelopment are pending review with the Board in the Executive meeting. He noted that Winn also applied for ARPA funding. Thomas Creed noted the HRA's support of Winn's funding request.

c. **Race & Main Street Parcels / Canal Row:** John Dyjach said that for the Race Street Lot 15 License, Canal Row requested that the HRA allow the insurance policy to be changed to \$1M per occurrence and \$2M in aggregate which is a more typical requirement of this type of insurance. He said the request was reviewed with the Law Department which concurred that is the standard for this type of coverage. Mr. Dyjach noted that staff is also working with Canal Row on city and state tax incentive applications for the Canal Row project. Thomas Creed said that regarding the insurance request, it is his understanding that the HRA typically follows the City recommendation and that he had no issue adjusting this. He asked if Board members had any question or if a vote can be entertained. John Whelihan made a motion to authorize the change which was seconded by Daphne Board. A roll call followed:

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

d. **37 Appleton Street / American Environmental:** Thomas Creed explained that the HRA sold 37 Appleton Street a few years ago to American Environmental to develop the site and that the company was invited to meet and provide an update. Charlie Hughes of American Environmental said that multiple options to develop the property have been considered but as of today the company is working with Forish Construction to design a gas station and storage facility for the company. He said the storage facility is to house their heavy equipment and for new offices for the company. Mr. Hughes said that he expects Forish to have plans ready in about thirty to forty-five days. John Whelihan asked if the gas station would be only for the company or open to the public too. Mr. Hughes said it would be for both. Daphne Board asked if the gas station would include a convenience store or would it be more for industrial type uses. Mr. Hughes replied that it would be more for industrial type vehicles given the area that it is located but that they would be open to other uses if the need was determined. He added that over the last few weeks the company has done further clean-up and leveling at the site in preparation for development. Aaron Vega noted the increased property improvements in the area with investments from the cannabis industry and other businesses. He suggested that the company provide some initial concept plans to the office to get a head start on reviewing the concepts and permitting. Thomas Creed thanked Mr. Hughes for the time and said the HRA appreciates the update and that the work is proceeding.

e. **160 Middle Water Street / Western Mass Demolition Corp.:** Thomas Creed said that it is his understanding that work is proceeding at the location involving a neighboring new business. He asked that staff monitor and provide updates on the development.

f. **123 Pine Street:** Chairperson Creed said that since the last meeting additional proposals were sought and that the Board will consider the two received in the Executive meeting. He thanked HRA and City staff for opening the building on several occasion for inspections.

4. Other Business:

- a. **Center City Liquor License:** Aaron Vega recapped his meeting with Chairperson Creed and State Representative Patricia Duffy to consider modifications to promote the Center City Liquor License program. He said that more consideration is needed especially regarding the flexibility for the type of businesses that can apply for the license. He said the \$10,000 fee was set by the legislation, but the Board may consider providing relief such as covering the local \$1,000 application fee. Thomas Creed said it was a good meeting with some creative ideas being formulated to possibly bring forward. Daphne Board asked the status of the Avalon license. Aaron Vega said there were delays during the pandemic and with the company providing information to the State. He is hopeful their license can be finalized within a few weeks
 - b. **Rapid Recovery Program:** Aaron Vega explained that the consultant provided by the State to assist with local economic recovery from the pandemic is finalizing recommendations. He said that Ben Murphy assisted with this and that there were many meetings and interviews with local stakeholders. Mr. Vega said the topics ranged from marketing and tourism to infrastructure improvements and community wealth building. He thinks the work reinforces some of the efforts already underway in Holyoke and noted that there is possibility for funding as an outcome of the analysis. Ben Murphy said that the analysis included work related to the HRA such as property improvements and support for business development in the URP area. Thomas Creed concurred that some of what he heard aligned with the HRA's work and appreciated that this effort could result in funding for future projects.
5. **Executive Meeting:** A motion was made at 6:02 p.m. by Daphne Board and seconded by John Whelihan to enter the Executive meeting. 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>
John Whelihan	X
Thomas Creed	X
Daphne Board	X

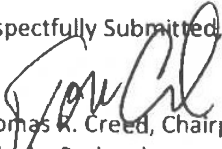
6. Adjournment:

The Board returned from the Executive Thomas Creed noted that this is Ben Murphy's last meeting as he has taken a position outside of the City. Board members expressed thanks and well wishes to Mr. Murphy.

With no other business, a motion was made by Daphne Board and seconded by John Whelihan to adjourn the meeting at 7:36 p.m. A roll call followed:

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

Respectfully Submitted,


Thomas K. Creed, Chairperson
Holyoke Redevelopment Authority

Holyoke Redevelopment Authority
Meeting Minutes - October 27, 2021 at 5:30 p.m.
Virtual Meeting via Zoom - Meeting ID: Meeting ID: 812 2494 2201

Members Present:

Thomas Creed, Chairperson
John Whelihan, Treasurer
Daphne Board, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director

Others Present: Sarah Meier-Zimbler and Janara Healy (Holyoke Housing Authority), Katie Talbot and Terry Gibson (Neighbor to Neighbor), Atty. Michael Bissonnette (Holyoke Law Dept.)

1. **Call to order:** Chairperson Thomas Creed called the meeting to order at 5:33 p.m. and stated that the meeting is 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
John Whelihan	X

2. **HRA Board Business**

- a. **Meeting Minutes of September 29, 2021:** A motion was made by John Whelihan and seconded by Daphne Board to approve the September 29, 2021 meeting minutes. A few corrections were noted, and all members approved.

3. **Project / Property Updates**

- a. **South Holyoke Homes Annual Report / Holyoke Housing Authority:** Sarah Meier-Zimbler presented the HHA's annual report to the HRA for South Holyoke Homes (copy attached). She noted that Phase 1 construction is underway and thanked those who were able to take part in the recent community celebration. Chairperson Creed thanked the HHA and noted the significant accomplishments. He asked if this report will be publicized to which Sarah Meier-Zimbler said it would be on-line and posted on social media.

There was then a brief update on Phase 2 with Sarah Meier-Zimbler saying that discussion with the City on permitting is underway. John Dyjach noted that, as a normal course of business, a license to enter agreement is being provided to the HHA for the HRA owned property on South East in order that they may begin site due diligence. He added that the sale agreements for the lots on Hamilton and South East Street were provided to the Greek Orthodox Church and that staff is in contact with the new owner of the former Holyoke Machine property. Aaron Vega noted that the Phase 2 work is being supported through ARPA funding awarded by Mayor Murphy.

- b. **Pine & Dwight Street Community Garden / Neighbor to Neighbor:** Chairperson Creed welcomed Katie Talbot and Terry Gibson of Neighbor to Neighbor for an update on the community garden. He noted this meeting is timely as the agreement between the HRA and Neighbor to Neighbor comes due next month. Terry Gibson, co-coordinator for the garden, explained that the garden has been a very positive experience and has evolved into a true community resource bringing together people of all ages. He described that the growing went well and they are contemplating adding a small greenhouse to be able to grow leafy greens throughout the cold weather months. Katie Talbot agreed that a community has grown with the garden in only a short period of time. She described that neighbors have volunteered at the space and made it work. She noted that a

Holyoke Redevelopment Authority Meeting

October 27, 2021

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grant is being sought to hire a garden coordinator to expand programming and increase the variety of food grown. Chairperson Creed asked about day-to-day coordination. Terry Gibson replied that it has been a collective effort between Neighbor to Neighbor and community members that volunteer to maintain and harvest. He added that storage is now something they are looking into to keep produce fresh and available. Katie Talbot added that there are a few neighbors that have been more active in maintaining the space. Thomas Creed asked how success is defined for the space. Katie Talbot said the first thing that has happened is that community relationship building has occurred with neighbors including families that live nearby. Chairperson Creed asked about security at the site and if there have been any unforeseen issues. Terry Gibson said the biggest issue was the tent that was placed at the site for the last few weeks. He explained that it did not create a security issue but living at the site is not allowed and they along with members are trying to help the homeless person. Katie Talbot said that from her perspective there have been no issues with security or vandalism at the garden and that they try to have open lines of communication with neighbors. Aaron Vega acknowledged the challenges in the area that are trying to be addressed but the site cannot have a tent with a person living there and that there have been complaints. He asked about any data that can be provided for the participation at the garden and that Neighbor to Neighbor would need to provide a maintenance plan as well as their information on their capacity to own the site in the future. John Whelihan said it was the first that he's heard about the complaints and if a log was kept. Aaron Vega said the complaints have primarily come from a neighbor and the approach has been to work to resolve with Neighbor to Neighbor. He added that homelessness is a challenging issue, but this is a new concern at the garden that needs to be addressed. Katie Talbot explained that they are working on a maintenance plan but wanted to be clear that they want the space going forward. She added that it has only been a few months since they have been able to work in the garden but it has been a great project and great relationships are being built. She highlighted that moving on with the contract will allow them to make more progress. Terry Gibson said they have a list of 26 volunteers with about 8 to 10 core weekly volunteers. He said they estimate about one hundred pounds of food per week and noted that some of these are heavier vegetables such as cucumbers and eggplant. He added that about half of the food ends up being donated and the number of participants has also grown. Daphne Board said she often walks by the site and thinks it has been successful. In terms of neighborhood impact, she'd would like to hear from neighbors and maybe a survey would be helpful. Ms. Board commented that she's seen homeless living at other properties also and doesn't have an answer but cannot see how a person could live through the winter under those conditions. Thomas Creed credited Neighbor to Neighbor for tremendous progress over just a few months and appreciates their efforts. He said to clarify what Aaron said, the HRA does not want to own property and the goal is to transfer ownership to the right owner whether it be Neighbor to Neighbor or another group that can follow through on the intentions for the property. Mr. Creed said that it appears good progress was made but more time may be needed in the short term to keep the project viable going forward. He added that it was never intended for someone to be living at the property and as others have mentioned it is a very complicated issue with a solution probably being a collective effort. Aaron Vega said that next steps to consider is for an extension with Neighbor to Neighbor including maintenance over the winter. Thomas Creed suggested that the purpose for this meeting was for an update and thanked Terry and Katie. He suggested that next steps including a possible extension be considered at the November meeting.

- c. **123 Pine Street:** John Dyjach said that a draft of the Disposition Agreement with CAN Properties will be presented in the executive meeting. He noted that staff was informed that the City will be demolishing the garage at the rear of the property as it has been deemed unsalvageable.

4. Other Business:

- a. **Center City Liquor License:** Aaron Vega said the first Center City Liquor License was recently approved by the State for El Paraiso Columbiano. He then asked for the Board's consideration of paying for the local license application from the \$10,000 fee that was paid. Mr. Vega asked if the Board would consider covering the 2021 license fee as well as 2022 given the end of year timing. Chairperson Creed said that covering the fee was previously discussed as a way to incentivize and help promote the program. He added that the Board may want to consider formalizing this and make it part of the program moving forward to help it be successful. John Whelihan concurred that there is support for moving this forward. Daphne Board made a motion for the HRA to pay the annual fee and renewal fee totaling \$2,000 for El Paraiso Columbiano from the \$10,000 fee already paid to the HRA by the business. John Whelihan seconded the motion. Thomas Creed summarized that the first-year fee is \$1,000 for 2021 and that the renewal fee of \$1,000 is for 2022. He added that in the near future the HRA will need to consider formalizing this policy. John Whelihan asked how the \$1,000 fee was determined. Aaron Vega explained it is the standard liquor license fee. Mr. Whelihan replied that maybe liquor license fees could be considered by the size of the business. Daphne Board commented on the recent Paper City Food Festival and that Mr. Uribe of El Paraiso Columbiano was an organizer. She said that it was a very good event that goes along with the HRA's efforts to help spur a lively downtown. Ms. Board agreed that the HRA needs to codify the policy going forward on providing the license fee funding. With no further discussion a roll call vote on the motion followed:

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

- b. **Funding Concepts:** Aaron Vega informed the Board that the staff is following -up on the concept to utilize HRA's funds to support specific redevelopment efforts such as helping to fund property repairs. He said that staff may reach out to the Board members individually to discuss ideas.

- 5. **Executive Meeting:** A motion was made at 6:05 p.m. by Daphne Board and seconded by John Whelihan to enter the Executive meeting. 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
John Whelihan	X

- 6. **Regular Meeting Reconvened:** The Board reconvened from the Executive meeting at 6:27 p.m. Chairperson Creed reported that the 123 Pine Street Disposition Agreement with CAN Properties for 123 Pine Street was considered and that he would entertain a motion to approve the agreement and

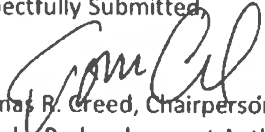
to authorize the Chair to execute it on behalf of the HRA recognizing there may be some immaterial changes to the document. A motion was made by John Whelihan to approve the order as stated by the Chair. Said motion was seconded by Daphne Board. A roll call vote followed:

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

7. Adjournment:

At 6:30 p.m. a motion was made by John Whelihan and seconded by Daphne Board to adjourn the meeting and all members approved.

Respectfully Submitted,



Thomas R. Creed, Chairperson
Holyoke Redevelopment Authority