



Mayor Joshua A. Garcia

City of Holyoke

Holyoke Redevelopment Authority

Aaron M. Vega, Executive Director

May 19<sup>th</sup>, 2022

Holyoke City Council  
City of Holyoke  
Holyoke, MA 01040

Dear Councilors:

Please find attached copies of Executive Meeting Minutes for the Holyoke Redevelopment Authority for the dates listed below.

HRA Meetings:

August 21, 2019  
October 21, 2020  
January 20, 2021  
March 2, 2021  
April 21, 2021  
May 26, 2021  
June 9, 2021  
August 18, 2021  
September 29, 2021

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

Sincerely,

Aaron M. Vega

RECEIVED

MAY 20 2022

Holyoke City Clerk's  
Holyoke, MA



**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes – August 21, 2019**  
**City Hall Annex, 20 Korean Veterans Plaza, 4<sup>th</sup> Floor**

**Members Present:**

Carl Eger, Jr., Chairperson  
John Whelihan, Vice Chairperson  
Gladys Lebrón-Martinez, Treasurer  
Patricia Duffy, Member

**Staff Present:**

Marcos Marrero, Executive Director  
John Dyjach, Assistant Director  
Ben Murphy, Development Specialist  
Barbara Bou, Head Clerk

**Others:** Frank Dailey (Boston Bud Factory), Sarah Meier-Zimble (Holyoke Housing Authority)

**1. Call to Order**

Chairperson Carl Eger, Jr. called the Executive Meeting to order at 5:36 p.m. and stated that the meeting was being recorded. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger, Jr.	X	
John Whelihan	X	
Gladys Lebrón-Martinez	X	
Patricia Duffy	X	

**2. HRA Board Business**

**a. Executive Meeting Minutes of June 19, 2019**

A motion was made by Patricia Duffy and seconded by John Whelihan to approve the Executive minutes for June 19, 2019. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger, Jr.	X	
John Whelihan	X	
Gladys Lebrón-Martinez	X	
Patricia Duffy	X	

**3. Project/ Property Updates**

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

John Dyjach noted that at the last meeting the Board agreed to proceed with an amendment with WinnDevelopment that extended the closing deadline and included terms to fund building stabilization. Since then he said it was determined that the work to stabilize the building were much higher than the \$75K previously estimated. Mr. Dyjach said that staff and Winn are discussing the best path forward and to draft a new amendment accordingly. He added that Winn remains committed but the project it is contingent on Receiving \$4 million in tax credits. Marcos Marrero said that by the end of this year the total accumulated in tax credits is expected to be \$2 million. He said that if the funding follows schedule the project could get underway in early 2022. Mr. Marrero said that staff will work on an amendment with Winn that will be presented to the Board at the next meeting. He said the request to the Board is to extend the existing agreements until October 31.

Patricia Duffy asked about the status of the parking spaces at 191 Appleton as it relates to the potential project at 195 Appleton Street. Mr. Marrero said that Winn was receptive to working with us as long as their parking requirements are met and that staff is awaiting an update on the status of the proposed project at 195 Appleton Street.

A motion was made by Gladys Lebrón-Martinez and seconded by Patricia Duffy to authorize staff to negotiate an amendment to the agreements for 216 and 191 Appleton Street and to extend the existing agreements until October 31. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger, Jr.	X	
John Whelihan	X	
Gladys Lebrón-Martinez	X	
Patricia Duffy	X	

**b. South Holyoke Housing Development Project**

Marcos Marrero reviewed the updated Joint Venture and Master Development Agreement between the HRA and the Holyoke Housing Authority (HHA). He noted the changes to Section 3.7 that addressed the project approval process related to the HRA's oversight and adherence to the urban renewal plan. He said the HHA is also agreeable to other changes such as providing quarterly updates and an annual report. Mr. Marrero added that project timing is now included in the agreement and specifies that submission of a project master plan by the end of year one, an initial design within two years and an advanced design within five years. A provision for agreement termination was also added if milestones aren't met or if construction doesn't commence within ten years.

A motion was made by Patricia Duffy and seconded by John Whelihan to authorize the Chair to execute the agreement. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger, Jr.	X	
John Whelihan	X	
Gladys Lebrón-Martinez	X	
Patricia Duffy	X	

**c. 123 Pine Street Redevelopment Update**

John Dyjach said that the Board previously approved general terms for the 123 Pine Street project with the Valley Opportunity Council (VOC) and authorized staff to draft an agreement. He said that VOC's preference was to enter into an option agreement saying that a purchase and sale agreement could potentially limit their ability to get funding and DHCD approval. Mr. Dyjach said that in further discussions with VOC it was determined that an option agreement and a draft Land Disposition Agreement would be prepared. He said the idea is to have a signed option and a draft disposition agreement completed to present to the Department of Housing and Community Development (DHCD) for approval now rather than wait for the option to be exercised in two years. Marcos Marrero added that the option agreement includes a stipulation that VOC would secure and maintain the property. John Dyjach expects the agreements will be presented at the next meeting for the Board's consideration.

Regarding the Community Garden relocation, Marcos Marrero said that staff is working with Nuestras Raices on the planning and agreements for the project. He added that the environmental testing is also ongoing.

**4. Other Business**

**a. Request from Boston Bud Factory (URP Area 8 – Sargeant St. parcel #028-04-008)**

Marcos Marrero introduced Frank Dailey of Boston Bud Factory which he explained is a cannabis dispensary located at 73 Sargeant Street that is preparing for opening. Mr. Marrero said that in discussions about parking for the dispensary, the HRA-owned lot at Sargeant and Clemente Streets was identified as a potential location for overflow parking. Mr. Dailey explained that the use of the lot would be for their business as well as for the community including the nearby church. He said the property would be cleaned and that they would be willing to contribute toward additional lighting. Chairperson Eger thanked Mr. Dailey for his business and proposal. There was then discussion about the concept and concerns were raised regarding property management, zoning and that the plans for the property are to be part of the South Holyoke Housing Development not for use as a parking lot. The Board has interest to support the business needs and suggested that staff follow up with Mr. Dailey and determine if there are alternative arrangements to accommodate parking.

**5. Adjournment**

With no other business, a motion was made by John Whelihan and seconded by Patricia Duffy to adjourn the Executive Meeting at 6:23 p.m. A roll call followed:

<u>Name</u>	<u>Yes</u>
Carl Eger, Jr.	X
John Whelihan	X
Gladys Lebrón-Martinez	X
Patricia Duffy	X

Respectfully Submitted,

  
Carl Eger, Jr., Chairperson  
Holyoke Redevelopment Authority

**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes – October 21, 2020 at 5:00 pm**  
**Virtual Meeting via Zoom**

**Members Present:**

John Whelihan, Chairperson  
Gladys Lebrón-Martinez, Vice Chairperson  
Thomas Creed, Treasurer  
Patricia Duffy, Asst. Treasurer  
Carl Eger, Jr., Member

**Staff Present:**

Marcos Marrero, Executive Director  
John Dyjach, Assistant Director  
Benjamin Murphy, Development Specialist

Others Present: Sarah Meier-Zimbler, Janara Healey and Matthew Mainville (Holyoke Housing Authority)

1. **Call to Order:** Chairperson called the Executive Meeting to order at 5:38 pm and stated that the meeting was being recorded via a Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed.
  
2. **South Holyoke Homes:** Matthew Mainville informed the Board that South Holyoke Homes was awarded \$2M in funding from the Community Scale Housing Initiative. He said this award will help with bank financing and with funding from the Federal Home Loan Bank. Mr. Mainville said this could not be stated in the regular meeting because the disbursement of funds is still being formulated. Sarah Meier-Zimbler said that the feedback on the application from MassHousing was very positive especially since they saw this as a transformative project for the neighborhood. Matthew Mainville added that an important next step is to have the HHA's home rule petition approved and that Representative Vega and Patricia Duffy are working to get this done. Mr. Mainville then said the Greek Orthodox Church land now being considered in the URP Amendment is being contemplated for development of a model home. Gladys Lebrón-Martinez commented on the importance of parking in the area. Marcos Marrero said the properties in South Holyoke are the core reason why the plan amendment is being pursued. He said there have been discussions with the church but no agreement is in place. He said that the concept for the vacant lot was for housing and that a swap of city parking lot is being considered as is the lot at the corner of Race and Hamilton Streets to help Nueva Esperanza with parking. Mathew Mainville said this has started to come to the forefront now because they think that like the Churchill Homes development, a self-funded model home would be very important to help with marketing to buyers as well as with potential funders. Sarah Meier-Zimbler added that they are contemplating row houses for Phase 2 and going this route would deliver the density they are seeking. She added that a model home would also help them to understand the potential absorption rate of how these could sell. Mr. Mainville said the purpose of discussing this now is to get it on the HRA's radar. Thomas Creed said he appreciated the creative thinking and that work is happening on two nearby corners. He added that the home ownership aspect is very important as is that this would be self-funded. Mr. Mainville thanked the HRA for its partnership which he said goes a long way in impressing potential funders. Marcos Marrero thanked the HHA for their great commitment to the project.

3. **Canal Row:** John Dyjach reviewed the HRA's disposition agreement with Canal Row which he said was already reviewed by DHCD to be in good form. He explained that two items are being questioned by Canal Row. These are in Section 7 of the agreement with the first issue being the payment to HRA if a resale ever occurred and that the second related to the requirement that the property remain tax paying by any owner. He said Canal Row is asking these requirements be capped at five years. Thomas Creed asked if there is any precedence with modifying these requirements and how these are calculated. John Dyjach replied that he is not aware these requirements were ever modified in other agreements and that the resale percentage would be on the difference between the price paid to the HRA and the amount of a future sale. He said these future numbers could be difficult to calculate because this is for the land only not on any improvements. Marcos Marrero said this stipulation is based on a Boston Redevelopment Authority practice and which could provide future revenues to the HRA. He noted that after six months this stipulation would reduce from 4% to 2% of the resale difference. Mr. Marrero said it may help if the language is clarified to clearly state this is only for the resale value of parcel 15. Carl Eger noted that the taxes especially as values increase are very important. Patricia Duffy asked if this was a deal breaker. John Dyjach replied that he did not think so but it is important to them as it relates to their other developments. John Whelihan questioned whether the HRA has the authority to mandate that taxes are paid. Marcos Marrero explained that the thinking is that by putting this as a term in the deed the buyer is consensually accepting the requirement. He said to his knowledge this has not been tested in the courts but it is the approach that is also used by the city. Patricia Duffy understands the importance of this but if the buyer's eventually sold then they are likely getting what they want out of the project. She recommended that it remain but would reconsider if it was a deal breaker. Marcos Marrero commented that his sense is that the 2% would not be a big factor if the wording is clarified and secondly that the non-profit issue may just be related to one potentially tenant. Thomas Creed said that he is not interested in setting precedent especially if this is what's used by the city and is leaning to keeping it as is. With no further discussion, John Dyjach said that a motion would be required to accept the agreement as written and to authorize the Chair to execute. Thomas Creed then made said motion which was seconded by Patricia Duffy. A roll call followed:

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

4. **Urban Renewal Plan Amendments:** Marcos Marrero referred the Board to the updated list which shows properties to be removed. He said this reflects feedback from councilors and from property owners that have requested their properties be removed from inclusion in the proposed plan. Mr. Marrero then reviewed the properties individually and said there was outreach to most property owners with some being responsive. He noted that the outreach could continue but would take a long time and his concern is that the focus on South Holyoke will be delayed. Thomas Creed said that he is aware there has been discussions with councilors and understands what is needed to move this forward now. Patricia Duffy said she heard the train station come up several times and asked if there was a lot of discussion about removing it. Marcos Marrero recalled that the property owner made it known early in the process about not wanting to be in the plan. He said there were other owners who understood why properties were being included and did not object. He concluded the review by saying that although there was a reason to include all the properties it is important to move

forward with a consensus for the plan change. Thomas Creed agreed that it is best to proceed now and that if called for we could revisit the other properties in the future. He made a motion to accept the revised amendment to the plan with the properties removed from the list. Said motion was seconded by Patricia Duffy. Benjamin Murphy said one property not crossed off but needs consideration to remove is Lawrence School. John Whelihan asked about the Windsor Realty property on Elm and Appleton Street. Marcos Marrero said he was fine leaving it in and noted it has some challenges. Thomas Creed then amended the motion to include taking out the Lawrence School property and to omit the removal of 173 Elm Street and to keep it in the plan. The amended motion was seconded by Patricia Duffy. A roll call followed:


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

Chairperson Whelihan thanked the Board for their efforts throughout this process and for reaching out to councilors. Carl Eger noted that the Chamber of Commerce Governmental Affairs Committee is supportive of this plan and added that a concern he heard from a councilor is the HRA's power of eminent domain. The Board then discussed the presentation to the Council and Marcos Marrero offered to write the Council about the changes in advance of the public hearing. John Dyjach suggested that letters be sent at the appropriate time to the owners of the properties that were removed. The Board agreed to this approach.

5. **Adjournment:** With no other business, a motion was made at 6:55 pm by Carl Eger and seconded by Thomas Creed to adjourn the executive meeting. A roll call followed:

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

Respectfully submitted,

  
John Whelihan, Chairperson  
Holyoke Redevelopment Authority

**Documents presented at meeting:**

Executive Meetings Minutes of August 26, 2020  
Canal Row Draft Disposition Agreement  
Revised Property List for Urban Renewal Plan Amendment



**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes - January 20, 2021 at 5:00 pm**  
**Virtual Meeting via Zoom**

**Members Present:**

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

**Staff Present:**

Marcos Marrero, Executive Director  
John Dyjach, Assistant Director  
Benjamin Murphy, Development Specialist

**Others Present:** Aaron Vega, Sarah Meier-Zimbler, Janara Healey and Matthew Mainville

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 6:01 p.m. and explained that the meeting was being recorded via a Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance roll call followed:

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

2. **HRA Board Business**

a. **Executive Meeting Minutes of December 16, 2020:** A motion was made by Daphne Board and seconded by John Whelihan to accept the December 16, 2020 executive minutes as written. All members present approved. Thomas Creed asked staff to continue monitoring previous executive minutes for release.

3. **Other Business**

a. **South Holyoke Homes:** Matthew Mainville explained that the HHA's application to the Affordable Home Program for South Holyoke Homes from the Federal Home Loan Bank was not approved. He said this would have provided a combination of a grant and favorable loan terms through PeoplesBank. Mr. Mainville said that the HHA and PeoplesBank thought this was a very strong and worthy application but they learned some of the scoring evaluation system favored rural projects. Although disappointing, he said this is not an insurmountable issue to resolve and that they are already in problem solving mode working on alternatives with PeoplesBank and others. He said that PeoplesBank remains supportive and that they also contacted Mayor Morse to consider other potential resources. Thomas Creed asked what was the funding that was sought and if there's a sense of the impact of the higher financing rate. Matthew Mainville said the grant was \$650K and Sarah Meier-Zimbler said the rate increase is estimated to have an impact of an additional \$50 to \$100K. Mr. Mainville said they are exploring several ways to mitigate this including positive discussions with the MassHousing Partnership. He said the HHA remains committed to the project as well as still considering self-funding for the 4-unit concept model. John Whelihan asked if Holyoke's designation as a Gateway City, might have received more consideration. Sarah Meier-Zimbler said this project was deemed very worthy but didn't fit their unique evaluation criteria. Thomas Creed asked if there are other potential gaps that might be known. Ms. Meier-Zimbler replied that the wild card is how the bids come in for Phase 1 toward the end of February.

Sarah Meier-Zimbler said the other topic they wanted to bring up is the status of negotiations with the Greek Orthodox Church for the land acquisition. Marcos Marrero shared some background and the recent meeting with Church representatives. He said the Church had new requests that went beyond a land swap and included additional land and area improvements such as a traffic signal. Mr. Marrero said that he expressed that the HRA and City would work with them on area improvements but the process on land transaction is based on property values. He thought their committee negotiating this seems to be trying to leverage as much as possible when in reality it could come down to an eminent domain process. Mr. Marrero said that staff also discussed alternate sites for the concept housing, but understood this location was the priority.

Matthew Mainville said this corner property is critical given its location with respect to Phase 1 and future phases. Aaron Vega noted that it seemed they have small issues that could be resolved such as access and dumpster location but are seeking larger solutions. Mr. Vega said the HRA has options to go forward with this property and that home ownership remains the crucial result for South Holyoke. Mr. Manville suggested the HHA work with HRA staff to find solutions to move this forward. Thomas Creed asked what is needed for the next step. Mr. Vega said it would be a site visit and convening a meeting soon with the Church. He said that meeting could include the HHA and possibly an HRA Board member. Mr. Mainville suggested a discussion first among staff to understand what in total needs to be accomplished with this location. Marcos Marrero said that an appraisal should be ordered so that the values can be established and would set the negotiation. He added that it would also be useful to determine the needs of the Church, such as parking and accessibility, and explore solutions without using the land needed for housing. Mr. Marrero suggested that the HHA consider doing some design layouts to accommodate the project and some of the needs expressed by the Church. Mr. Mainville said he would be open to this and other ways to move this along. Thomas Creed said that it appears everyone's motives are to improve the neighborhood as well as the Church property for the parishioners. He said he is in agreement with the approach on the negotiations and offered the Board's help in any way.

Sarah Meier-Zimblar asked about the other steps involved such as acquisition from the City. Marcos Marrero said that these steps are happening concurrently and that approval of the urban renewal plan amendment is also happening. He also agreed that the Board's participating in negotiations could be useful depending how it proceeds with staff. John Whelihan expressed concerns about negotiating with a committee and suggested determining who has the authority to make decisions for the Church. Thomas Creed asked if there was a need to discuss other property acquisitions namely Holyoke Machine. Marcos Marrero said that staff recently discussed this and is continuing to engage with the owner.

**4. Other Business**

**a. Community Garden:** Marcos Marrero explained the background of the project in relation to the 123 Pine Street project and obligations to relocate the existing garden. He said that construction of the garden on the HRA lot across the street is complete. He said that an issue came up with the legal standing of Nuestras Raices and that they are no longer an eligible entity due relocation compensation. He said this now leaves in question who the operator of the garden would be as well as the owner of the property. The recommendation at this point is to issue a Request for Proposals for the property and to run the community garden and possibly lease or purchase the property. He understands the HRA is not interested in the long-term ownership of this property but it is also important to find the right entity to operate the garden. Thomas Creed asked what the Board needs to do to help find a garden that he HRA built. Daphne Board agreed with the idea of moving forward with an RFP. Thomas Creed asked if there are any known candidates to take this over. Mr. Marrero said there is not but there are some possibilities with groups working on food security and that Nuestras Raices may become a candidate again if they can regain their legal status. Thomas Creed asked if staff wanted to pursue options or proceed with the RFP. Marcos Marrero said he thinks both would be appropriate. Thomas Creed said he would entertain a motion authorizing staff to develop an RFP for the management and ownership the new community garden. Said motion was made by John Whelihan and seconded by Daphne Board. A roll call followed:

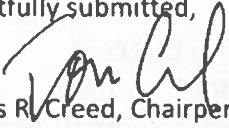
<u>Name</u>	<u>Present</u>
Daphne Board	X
Thomas Creed	X
John Whelihan	X

**b. 123 Pine Street:** Thomas Creed asked about the status of the 123 Pine Street project with Valley Opportunity Council. Marcos Marrero said that VOC withdrew from their CPA funding because the project's DHCD funding was not received. He said it is his understanding that they are back to seeking funding solutions and that HRA will need to regroup with them.

5. **Adjournment:** With no other business, a motion was made at 7:14 p.m. by John Whelihan and seconded by Daphne Board to adjourn the executive meeting. A roll call followed:

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

Respectfully submitted,

  
Thomas R. Creed, Chairperson  
Holyoke Redevelopment Authority

Document presented at meeting:  
Executive meeting minutes of December 16, 2020

**Holyoke Redevelopment Authority  
Executive Meeting Minutes - March 2, 2021  
Virtual Meeting via Zoom**

**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:** Winn Development: Adam Stein, Executive Vice President, Lauren Canepari, Project Manager, Tim Mustacato, Director of Acquisitions

- 1. Call to Order:** Chairperson Creed called the Executive Meeting to Order at 5:04 p.m. and explained that the meeting was being recorded via Zoom. He also requests confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance roll call followed:

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

- 2. 216 Appleton Street / Winn Development**

Aaron Vega said that representatives from WinnDevelopment will join at 5:30 which will give the Board and staff some time to discuss 216 Appleton Street. He then provided a summary of the proposal submitted by WinnDevelopment to amend the existing agreement for 216 Appleton Street. He explained that instead of purchasing the entire property, Winn proposes to purchase buildings 6, 5, and a portion of building 4 and develop for 88 housing units which is all contingent upon funding. Mr. Vega said this would leave the HRA with buildings 1, 2, 3, and the other half of building 4. He said that Winn also proposes to purchase the building for \$300K instead of \$1 with the purchase price intended to be used for stabilizing the buildings that would remain under HRA ownership. Thomas Creed said that he believes everyone agrees that the development of 88 new housing units downtown at this site is very important and that it is also important to make sure this is an undertaking that the HRA can ultimately take on. He stated concern about the liability the HRA is left with and whether the price proposed even comes close to stabilizing the property. He thinks Winn needs to help the HRA get its arms around this and for the HRA to understand the risks. Carl Eger commented on the parking dynamic and the concern about selling the important land across the street. He said that maybe the parking can be reconsidered as a reuse within 216 Appleton Street. Daphne Board asked if access to the rear of the property was possible along the canal. Aaron Vega said it's a good idea but it's too narrow plus this building is also landlocked because of

construction could begin early 2022 and take 16 months to complete. Aaron Vega asked if there was any information regarding the status of Buildings 1 and 2 for development or demolition. Adam Stein replied that he didn't think there are any but that Winn could help with those but that Winn would not take a proactive approach with demolition. Carl Eger commented that he appreciates the partnership and that the project presents challenges for each party that are trying to be solved cooperatively. Aaron Vega said that the HRA would get back to Winn about next steps after considering more. Thomas Creed reiterated Carl's comments and said that on behalf of the Board, we appreciate all the efforts to make this project happen.

Representatives from WinnDevelopment left the meeting and Thomas Creed opened up the matter for reactions from the Board. Daphne Board questioned the project phasing as it relates to tax credits and if the second phase would occur. She added that she likes the project especially with Building 6 on Appleton Street and that Winn appears capable from her research. Carl Eger noted that the question comes down to how much risk the HRA is willing to take on and for the HRA to find some leverage. Thomas Creed also questioned the tax credits for phase 2 and if Winn could be obligated to immediately start applying tax credits. He thinks the completion of Project 2 is more important than the \$300K proposed. John Whelihan said the risk is great for the HRA if Winn walks away from Phase 2 and he is not convinced that \$300K does much to preserve the buildings. Daphne Board questioned why Winn didn't pursue Buildings 1 and 2. Aaron Vega said that up until recently, staff wasn't aware of Winn's approach of not including Buildings 1 and 2 in the development. Thomas Creed said it is important that HRA do everything possible to help ensure the entirety of this project gets accomplished. He suggested one approach is to get Winn to commit to an agreement for project 1 and have a separate agreement with a financial incentive for them to stay in for project 2 including the requirement to continue applying for tax credits. Thomas Creed said that he would work with staff to develop a response to Winn's proposal and present that to the Board.

### 3. Adjournment

With no other business, at 6:38 p.m. a motion was made by Carl Eger and seconded by Daphne Board to adjourn the Executive 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

**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes – April 21, 2021 at 5:00 pm**  
**Virtual Meeting via Zoom**

**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)

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 5:30 p.m. and explained that the meeting was being recorded via Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance 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. **Executive Meeting Minutes of March 17, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to accept the March 17, 2021 executive minutes as written. All members present approved.

3. **Real Estate Projects:**

- a. **South Holyoke Homes**

Aaron Vega shared that one appraisal was completed for the parking lots and that second one is expected soon. He intends to contact the church representatives soon to provide an update and discuss next steps. Thomas Creed asked about the values from the first appraisal. John Dyjach replied that the City owned lot was valued at \$26,000 and the Church owned lot was valued at \$32,000. He noted that the Church parking lot is about one third larger, but the City lot is more improved with a finished parking lot including drainage and newer decorative fencing. Aaron Vega also said that the church was informed that improvements to the city parking could be done and that other improvement are planned to help improve the area. He said these included moving an HG&E pole to make the alley way entrance wider, an improved curb cut and alleyway improvements. John Dyjach noted that the City Council recently approved the transfer of 60 Hamilton Street to the HRA.

Matthew Mainville gave an update on Phase 1 and said the funding gap due to higher than expected bids was resolved through additional State funding. Sarah Meier-Zimbler explained that HHA's architects prepared designs to show how the alleyway will be updated and allow cars to enter the parking lot as well as relocating and improving the dumpster which the HHA would be willing to fund. Ms. Meier-Zimbler shared that she put in an expression of interest for Community One Stop for Growth Grant and that there may also be an opportunity for the HRA to apply for the Brownfield's funding for further soil testing. She noted that the sale agreement for the Phase I parcels is being finalized with the help of John Dyjach.

John Dyjach said that the project lots on South East Street that are owned by Holyoke Machine are under agreement with another business. Thomas Creed asked if there is a possibility that the HRA may not be able to acquire the properties. Aaron Vega said that is a possibility but, if the sale proceeds, the third party has indicated their willingness to work with us on acquiring the properties.

**b. 216 Appleton / WinnDevelopment**

Aaron Vega said that WinnDevelopment's pre-permitting meeting resulted in some concerns raised by the Water and Police Departments regarding water lines, property access and safety concerns. Staff then coordinated a meeting with these departments and the concerns were satisfactorily addressed. Daphne Board asked about the safety concerns. Aaron Vega replied that with the high foot traffic in downtown, there were questions about access to and from the parking lot and about adequate lighting. He also notes that the gas moratorium caused Winn to rework their HVAC plan for the building.

John Dyjach said that discussions on the sale terms continue and that a 99-year ground lease appears to be the direction it is going. He said the HRA would own the property, but that Winn would be responsible for all costs. He also noted that Winn agreed to cover HRA's legal costs up to \$40,000. Mr. Dyjach continued by saying that the proposal again includes a \$300,000 purchase price with \$150,000 going toward building stabilization and the remainder to be used at the HRA's discretion. Aaron Vega noted that a ground lease resolves some of the Planning Board issues and helps the Phase 2 building retain conformity with zoning. He added there was some discussion about engaging the Pioneer Valley Railroad about access from the rail side of the property but that will be a future discussion. Ben Murphy noted that the historic tax credits were also considered to ensure that Winn would continue to seek those for Phase 2.

**c. Dwight Street Community Garden - Review of Proposals**

Ben Murphy gave an overview of the proposals for the Community Garden. He noted that Neighbor to Neighbor included job creation in their application and they also committed to neighborhood involvement. He said Mr. Borowski is a longtime owner of the adjacent property and wanted to improve the lot and offered to work with community groups to operate the garden. The Board discussed the proposals and decided that because Neighbor to Neighbor appears more ready to immediately run the garden, the Board decided to offer them a 6-month lease with consideration for a future sale. They also added the stipulation that Neighbor to Neighbor be encouraged to work with Mr. Borowski on neighborhood improvements. Carl Eger made a motion to enter into a lease with Neighbor to Neighbor to operate a community garden at the property. Said motion was seconded by Daphne Board and a roll call followed:

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

**4. Adjournment:** With no other business, a motion was made at 6:58 p.m. by John Whelihan and seconded by Daphne Board to adjourn the executive meeting. A roll call followed:

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

Respectfully submitted,

  
Thomas R. Creed, Chairperson  
Holyoke Redevelopment Authority

Document presented at meeting:  
Executive meeting minutes of March 17, 2021  
Dwight Street Community Garden Proposals

**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes – May 26, 2021 at 5:00 pm**  
**Virtual Meeting via Zoom**

**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:** N/A

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 6:09 p.m. and stated that the meeting was being recorded via Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance 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. **Executive Meeting Minutes of April 21, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to accept the April 21, 2021 executive minutes as written. All members present approved. Thomas Creed asked staff to continue monitoring previous executive minutes for release.

3. **Real Estate Projects**

a. **South Holyoke Homes:** Aaron Vega shared that staff received both appraisals and discussions continue in regard to the land exchange with the Greek Orthodox Church. He said that some improvements are being made to the City lot including updating the drainage system. Mr. Vega said that Acting Mayor Terry Murphy is also trying to help move this forward and would like to set up a meeting with church staff to present the idea to keep the municipal lot City-owned and have Holyoke Housing Authority (HHA) buy the other lot. Mr. Creed expressed concerns about delays in moving this forward and potential cost increases. Ms. Board asked about the lot behind Nueva Esperanza on Race Street and indicated there is a need for off-street parking in the denser downtown neighborhoods especially when there is a parking ban due to snow. Mr. Vega replied that the Mayor's concept is to make this a municipal lot but from his perspective it might not be large enough. He will keep the board updated on the pending meeting with the Mayor, church and staff. John Dyjach said that the owner of Holyoke Machine indicated a sale to a third-party is imminent. He added that the City Engineer is not authorizing street improvements including reconfiguration of this section of South East Street until there is more site control. Mr. Vega added that they do not want to change the frontage of people's property potentially limiting access or cause increased costs. Mr. Creed asked when this becomes a critical issue. Mr. Vega replied June/July and he is scheduled to speak with the third party this Friday. He said it was his understanding that the buyer is aware of the South Holyoke Homes project and has a willingness to cooperate. He added that one idea is to obtain a letter of intent from them to sell to the HRA and that may satisfy the City Engineer to proceed with the planned work.

b. **216 Appleton Street/Winn Development:** Mr. Vega shared that staff received a revised Purchase and Sale agreement from WinnDevelopment. Mr. Vega added that this agreement is the precursor to the lease agreement, if anything does not make it into this agreement then it will make into the lease agreement. Mr. Dyjach reviewed a summary of the document "HRA & Winn Agreement - Key Terms" from May 26, 2021.  
Carl



Eger asked if the last key term on the list regarding the Phase 2 Purchase Option was negotiated down to 3 years. Mr. Dyjach replied yes and that Winn originally proposed 5 years from completion of Phase 1. Mr. Creed suggested that in an indirect way this could allow Winn an out for the project when the HRA seeks them to also be the developer for the second phase. Carl Eger suggested that this term be reconsidered. Mr. Vega noted that in regard to, the staff will not start the ground lease agreement until Winn gets their funding. Mr. Whelihan brought up that there were previous concerns by the Fire Department about access to the buildings and asked if those have been resolved. Mr. Vega replied that their concerns were about truck and ladder access and Winn is addressing these in their site plan.

**4. Other Business:**

**a. Canal Row:** John Dyjach stated that the option agreement for the land sale to Canal Row expires June 30<sup>th</sup> and the developers indicated they will be requesting an extension. Mr. Dyjach said that construction plans are being revised and financing is looking more promising. Mr. Vega stated that Marco and Denis Luzuriaga had a pre app meeting about the adjacent Armor Building and have plans to turn it into a multi-use building including a restaurant. He said the meeting went well but there was a question about off-street parking. Ben Murphy pointed out that there is no parking requirement for commercial spaces, but the Fire Department and the city engineer had concerns about parking. Mr. Vega said that a recent idea that came up is for the HRA to lease the corner lot to Canal Row for parking in exchange for fencing and maintaining the property. He noted that unauthorized parking on the lots is becoming problematic and a short term lease for parking could help solve. He said that the Luzuriaga's are receptive to the concept but need some time to consider. He added that the concept is for the Luzuriaga's to do this work and have the area for their use in lieu of an option extension payment. Mr. Creed had no objection to this concept as long as it is part of an option for the larger project. He asked why would the HRA forego the option payment. Mr. Vega replied that in addition to installing the fence this would help address the unauthorized parking, they would make other improvements and become even more vested in the property and project. Mr. Creed asked if the Board had any objections allowing staff to pursue this concept and there were none.

**b. New Board Member Update:** Mr. Vega explained there are ongoing discussions with Mayor Murphy and that several very good candidates have been considered. He said ideally the person would be from and representative of the URP area. Thomas Creed appreciated the update and understands this is difficult decision for the Mayor because this is an important appointment.

**5. Adjournment:** With no other business, a motion was made at 7:00 p.m. by John Whelihan and seconded by Daphne Board to adjourn the executive 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

Document presented at meeting:  
April 21, 2021 Executive Minutes  
HRA Main & Race Street property map

**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes - June 9, 2021 at 5:00 pm**  
**Virtual Meeting via Zoom**

**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:** Shirin Everett, KP Law, Priscilla Chesky, Lyon & Fitzpatrick Law, Matthew Mainville, Sarah Meier-Zimbler and Janara Healy of Holyoke Housing Authority

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 5:07 p.m. and explained that the meeting was being recorded via a Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance roll call followed:

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

John Whelihan disclosed for the minutes that he is employed by the Town of Belchertown and that at times the town hires KP Law for services.

2. **Real Estate Projects**

a. **216 Appleton / WinnDevelopment:** Aaron Vega updated the Board that staff has been in regular communication with WinnDevelopment and KP Law and that the draft of the latest disposition agreement was provided to the Board. Atty. Shirin Everett of KP Law gave an overview of the updated terms. These include a ground lease for Buildings 6, 5 and part of 4 and include compensation to the HRA of \$300,000 with \$150,000 of this retained by Winn for work on Building 4 stabilization and improvements that are in addition to the work required for Phase 1 of the project. Atty. Everett explained that because of the time constraint to finalize this agreement Winn has agreed to an amendment within 120 days to resolve outstanding items. Tom Creed asked about the section of the amendment about the representation and warranty and the thought process in that section of the agreement. She explained that a warranty in this instant is a party saying that the property is in good condition and if the property is not in good condition when checked then you can sue that party. Winn has agreed to take away or limit the substantive warranties that are not in controlled by the HRA. Mr. Creed then asked if all the \$300,000 comes to the HRA. Atty. Everett replied that the way it is written is that \$150,000 would come to the HRA at the signing of a ground lease and that Winn would use the other \$150,000 for improvements not related to Phase 1. She said the preference would be for the HRA to receive the entire amount and have Winn invoice the HRA for the work. Atty. Everett said this would be negotiated in the amendment. Atty. Everett then reviewed the timeline for an amendment, for the development of a ground lease and a closing. Aaron Vega requested that a ground lease be developed sooner, possibly right after funding is announced so that construction could start as soon as possible. Chairperson Creed asked if the work would be expected to start in 2022. Atty. Everett said that is the intent but there are extensions in the agreement that would push the start out further if funding is not received. Tom Creed asked if the extensions would be solely based on funding and Atty. Everett concurred. John Whelihan asked about the status of funding. Atty. Everett explained the funding would be a mix of Winn's equity and the tax credits and state funding some of which has already been awarded. Carl Eger said the amount of funding is vague and questioned if a specific amount should be cited in the agreement. Atty. Everett said this is a good point but it

is unlikely the developer would want to provide a specific amount given that they are trying to receive as much funding as possible. Chairperson Creed asked if the Board or staff had further questions or comments. John Dyjach asked if the future amendments are specific only to Section 10.1 and 12.3 regarding indemnification and default or potentially the entire agreement. Atty. Everett explained that the amendment would be specific to those Sections. Thomas Creed asked if the HRA is vulnerable anywhere with this agreement. Atty. Everett explained that the indemnification language needs to include anything that Winn is responsible for not only for hazardous materials. John Dyjach said that one way to address this in the interim is to have Winn sign a release what accessing the property similar to what the City uses for property inspections. Atty. Everett said this is fine as a requirement of them entering the property, but the indemnification language in the amendment will need to be amended. Chairperson Creed asked if given the time constraints if more discussion on the agreement could be had with Winn. Atty. Everett said further discussion could be tried or the Board could proceed if it is agreeable to Winn's good faith commitment to address matters in amendment. She added that the HRA would also have to be satisfied with the language in a ground lease. Carl Eger commented that time has also been an issue and wants to be sure that this agreement stands the test of Winn's commitment. Chairperson Creed summarized the terms are in form and substance of what was anticipated and that the HRA will have an opportunity with legal counsel to clean-up the language. He asked that if there were no other questions he would entertain a motion to proceed with the agreement. John Whelihan asked when improvements to the property could start and explained the concerns about the length of time. Atty. Everett said it would likely not start until funding is received and a ground lease is signed. A motion was made by Carl Eger and seconded by Daphne Board to approve the agreement and authorize the Chairperson to execute this agreement on behalf of the board. A roll call followed:

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

**b. South Holyoke Homes:** John Dyjach discussed the Holyoke Housing Authority's request to waive the reverter requirement and referred the Board to the letter from HHA's attorney Priscilla Chesky. He explained that a reverter is standard in HRA sale agreements and this was not an issue for this project until recently when the title insurance company objected to be in a subordinate position. Mr. Dyjach added that this type of request has come up recently with City property sales when project financing is needed and is recommending approval of the request. He added that DHCD approval of the disposition agreement and a closing is anticipated to occur soon. With no further discussion, a motion was made by Carl Eger and seconded by John Whelihan to remove the Reverter Clause and authorize the Chair to execute an amendment to the Disposition Agreement. A roll call followed:

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

**c. Canal Row:** Thomas Creed said that as explained at the last meeting the option agreement for the Canal Row project is expiring on June 30<sup>th</sup> and that an extension is being requested by the developers. John Dyjach explained that Marco and Denis Luzuriaga informed staff that financing is coming together and that a redesign of the development is being prepared. He also explained an idea that came up in discussion with them to license use of the vacant lot on the corner of Main and Middle Streets to support the Luzuriaga's development of the adjacent Armour Building at 130 Race Street. Mr. Dyjach said in exchange for the use of the lot the Luzuriagas would maintain and secure the property and they would not be required to place an additional deposit on the entire property under the option for Canal Row. He added that this would be a temporary use

and the Canal Row project remains the goal. Thomas Creed summarized the concept and added that sufficient indemnification would need to be in place in an agreement satisfactory to counsel. A motion was then made by Carl Eger to proceed to extend the option and license for use of the land as described by staff and the Chair. Said motion was seconded by Daphne Board. A roll call followed:

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

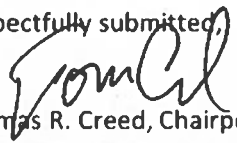
**3. HRA Board Business**

a. **Executive Meeting Minutes of May 26, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to accept the executive minutes as written. All members present approved. Thomas Creed asked staff to continue monitoring and to release appropriate previous executive minutes.

**4. Adjournment:** With no other business, a motion was made at 6:20 p.m. by John Whelihan and seconded by Daphne Board to adjourn the executive 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

Document presented at meeting: Executive meeting minutes of May 26, 2021  
HRA & WinnDevelopment Disposition Agreement Amendment

**Holyoke Redevelopment Authority**  
**Executive Meeting Minutes – August 18, 2021 at 5:00 pm**  
**Virtual Meeting via Zoom**

**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

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 6:03 p.m. and explained that the meeting was being recorded via a Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance 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. **Executive Meeting Minutes of June 9, 2021:** A motion was made by Carl Eger and seconded by Daphne Board to accept the executive minutes as written. All members approved.

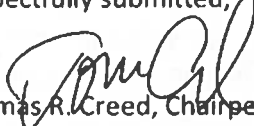
3. **Real Estate Projects:**

- a. **123 Pine Street:** Chairperson Creed explained that one proposal was received and that staff indicated there is additional interest and potentially more proposals forthcoming. John Dyjach explained that the proposal received is from Holyoke residents that own and are developing other multifamily residential buildings in the City. He added that their proposal addressed the RFP thoroughly and that they are eager to proceed. Thomas Creed agreed that the proposal appeared comprehensive but has no knowledge of them or their experience. Daphne Board asked about their other property. John Dyjach said the properties that he is aware of are at 287 and 291 Elm Street. He said that to his knowledge 291 Elm Street is occupied but 287 Elm St. is a rehab similar to 123 Pine Street. Thomas Creed asked staff about the timing. Aaron Vega replied that it would be good to give the other interested parties an opportunity to submit proposals but it is important to decide soon. Thomas Creed concurred that time is of the essence to select a developer to secure and start improving the building. John Whelihan said it is important that whoever is selected to have the resources to do the project. Thomas Creed agreed said and that it would be good to ask those questions to them in a meeting. Ben Murphy noted that additional financial documentation can be requested. The Board concurred that staff should invite applicants to the next meeting to discuss their proposal.
- b. **37 Appleton Street and 160 Middle Water Street:** Thomas Creed said that to his knowledge the owners of these properties performed a least part of their obligations by clearing the blighted buildings at these properties but the concerns are about the developments that were proposed. John Dyjach said both companies spent significant resources to clear the properties but also represented that future development would occur. The Board discussed the strategy to address the developments that haven't occurred including the reverter and deed restrictions in place. Staff presented some recent photos of the properties. The Board concurred to invite each company to meet with the Board starting with American Environmental in September.

4. **Adjournment:** With no other business, a motion was made at 6:25 p.m. by Carl Eger and seconded by Daphne Board to adjourn the executive 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

**Holyoke Redevelopment Authority  
Executive Meeting Minutes – September 29, 2021 at 5:00 pm  
Virtual Meeting via Zoom**

**Members Present:**

Thomas Creed, Chairperson  
Carl Eger, Vice-Chairperson  
Daphne Board, Member

**Staff Present:**

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

**Others Present:** Arthur Naatz, Carrie Naatz and Nicholas Robinson (CAN Properties), Eric Taub and Albert Babadzhyanov (Pick Properties)

1. **Call to Order:** Chairperson Creed called the Executive Meeting to order at 6:03 p.m. and stated that the meeting was being recorded via a Zoom video conference. He also requested confirmation that no one else was present since the meeting was being done remotely. All confirmed and an attendance roll call followed:

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

2. **HRA Board Business**

- a. **Executive Meeting Minutes of August 18, 2021:** A motion was made by Daphne Board and seconded by John Whelihan to accept the executive minutes as written. All members approved.

3. **Real Estate Projects:**

- a. **123 Pine Street:** Chairperson Creed explained that there was an extensive process to solicit proposals and that the Board will hear from two proponents starting with CAN Properties and then Pick Properties. Chairperson Creed then gave an overview of the proposals. John Whelihan noted the density of proposing four-bedroom units as well as the disparity in estimated project costs. Thomas Creed concurred and suggested this be questioned with each proponent. John Dyjach noted that in the near future the City is intending to demolish the garage at the rear of the property because of the very poor condition. He also said that Valley Opportunity Council provided several of its reports for the property which were very useful. John Whelihan questioned if the assessed value was indicative of the current value because of the condition. John Dyjach said that would need to be determined but in terms of the suggested bid price, staff used another nearby property sale as a comparison.

Thomas Creed then welcomed Arthur and Carrie Naatz and asked that they introduce themselves and present their proposal. Art Naatz introduced Carrie Naatz and their property manager Nick Robinson, and each provided some background. Carrie Naatz added that they are Holyoke residents and that she is a real estate attorney and that Art is involved in civil engineering and construction. She added that they own apartment buildings at 291 and 287 Elm Street. Ms. Naatz added that 287 Elm is similar to 123 Pine as it is a good structure, but the interior is a total rehab. Art Naatz then reviewed a proposed layout of the development which in addition to the building rehab includes off street parking, green space and storage units located where the garage is now located. He also described the plans to secure and light the property. He said that like the Elm St. properties they will have video surveillance that is shared with the Police Department. Carrie Naatz talked about the quality of the space they intend to develop including modern amenities and fixtures. Art Naatz said it would be a two-year process to do the project and that they are in active discussions with banks about financing.

Thomas Creed asked for clarification on the project financing that was listed in the proposal. Art Naatz said they listed their total resources available for the project. He said the total investment is estimated at \$650,000 to \$850,000. Thomas Creed asked how much financing is estimated. Carrie Naatz explained

that they would seek 70 to 75% of financing for the project cost. Mr. Creed asked about the concept for the number of bedrooms per unit. Carrie Naatz said their thinking is that it made sense to have three bedrooms so that there could be sufficient living space. There were then questions about the rents and if they would be subsidized or market rate. Art Naatz said the asking price for rent would be in the range of \$1,300 per unit or up to \$1,490 if they were four-bedroom. Carrie Naatz said these are in line with HUD rates but that they are open to the type of units which is usually driven by the financing. There was then discussion about the site work and Art Naatz explained the concept and his knowledge with the requirements of site work including those for the installation of an asphalt parking lot. Daphne Board asked about the fencing. Art Naatz said it would be temporary security fencing. Ms. Board asked about the cost of the security system. Carrie Naatz said it would be in the range of \$15,000 and Art Naatz said there would be about an additional \$8,000 for exterior lighting. Daphne Board then asked about the parking and if any reductions would be sought. Carrie Naatz said they needed to do this for the Elm St. property but does not expect that to be sought for 123 Pine. John Whelihan asked if a property management company would manage the property. Carrie Naatz replied that it would be managed by them. John Dyjach asked if there was awareness about the gas moratorium that is in place. Art Naatz said they are aware and explained alternative approaches they would explore during design. He also discussed the sprinkler system analysis and named some of the contractors they use. Nick Robinson mentioned the advantage of electricity in Holyoke. Daphne Board asked if geothermal was considered. Art and Carrie Naatz explained that use was not feasible. Thomas Creed asked about the two-year project time frame and if it was a function of them also rehabbing 287 Elm. Art and Carrie Naatz explained the factors that make them think a two-year time frame is realistic. Thomas Creed thanked Art, Carrie and Nick and said the HRA would consider the proposal and be back to them.

Thomas Creed welcomed Eric Taub and Albert Babadzhyanov and asked that they introduce themselves present their proposal. Eric Taub said that Albert is an experienced New York contractor and that has worked with him for about a year on another project in Holyoke. He said he has the workforce and the capital and could do this project in six to ten months after permits are approved. Mr. Taub said he is a local general contractor. Thomas Creed asked what attracted them to the property and what are their plans. Eric Taub said they happened to drive by and thought the exterior was beautiful and a project they could do. Mr. Babadzhyanov said it would be three or four bedrooms. Eric Taub added that a design to be done by their consultant would determine this. Thomas Creed asked about their other projects in Holyoke and if they are similar. Eric Taub described the duplex he is constructing and has been involved in a variety of projects. He said that Albert is currently doing a commercial build-out in Holyoke and has experience doing apartment rehabs in New York. Thomas Creed asked for the addresses of the Holyoke projects. Mr. Taub said his project is at 102 Beech St. and Albert's project is at 40 Lyman St. John Whelihan asked if a property management company would manage the property. Mr. Taub replied that Albert's son and another employee would manage the property. Thomas Creed asked if they inspected the building. Mr. Taub said they both have experience in dilapidated buildings and explained the extensive rehab going on at 40 Lyman St. Thomas Creed asked about the estimated project cost. Mr. Taub said it was estimated at \$20,000 to \$25,000 per unit. Mr. Creed asked if the minimum amount of equity was \$75,000. Eric Taub replied yes but it will need to be determined. Mr. Creed noted that Santander Bank is listed in the proposal and asked if financing was committed. Mr. Babadzhyanov said that was the bank and that he has the money to purchase. Thomas Creed asked about the rents and if they would be subsidized or market rate. Mr. Taub replied that he rents would be between \$1,300 and \$1,500 and that the type of rents cannot be restricted. Aaron Vega asked about the plan for the lots. Mr. Taub said it will be for parking either one to two spaces per unit and that the garage will be rehabbed. John Dyjach asked if they were at one of the recent inspections. Mr. Taub said he was not. Mr. Dyjach asked if there was awareness about the gas moratorium that is in place. Mr. Taub said they are and have experiences with electric heat for their other projects. Thomas Creed thanked Eric and Albert for their patience and proposal and said the HRA would consider the proposal and be back to them. Eric Taub asked about the process to decide on



the sale. Thomas Creed replied that the proposals would be considered and that a decision could be made next month or sooner.

Thomas Creed suggested that the Board take time now to consider the proposals. John Whelihan said that if the proposals were similar he would prefer the entire Board to consider but thought the first proposal was more comprehensive and impressive. Daphne Board agreed and said she has some questions about the progress other projects that Mr. Taub is working on and unsure about a larger project for them. She said that although she does not know the first group she was impressed with their presentation and responses to questions. Thomas Creed said he liked that the second proposal had a quicker timeline but questioned whether it was realistic. He also had concerns about their estimate since they did not access the building. John Dyjach said he was impressed with CAN Properties work on Elm St. and their plans to include parking and green space at Pine. He thought they present good awareness of what is needed to rehab the property and help this area. Daphne Board asked if these applicants were aware of possible CPA funding or incentives like what VOC was awarded. Ben Murphy said he did not know if they were aware. Thomas Creed asked about the next step if a proposal were to be selected. John Dyjach said that typically it would be to negotiate a sale agreement. Thomas Creed then said if a proposal was selected, a P&S would be negotiated and considered in Executive session and then if approved announced in a regular meeting. Mr. Creed said explained his preference and confidence in the first proposal and said he would entertain a motion to select the first, second or neither of the proposals. John Whelihan made a motion to direct staff to negotiate a sale agreement with CAN Properties, LLC. Said motion was seconded by Daphne Board. Thomas Creed asked if there was any further discussion and suggested that the P&S include some immediate next steps that will be required to happen. John Dyjach said that staff will consider this with the Law Department and include some sort of performance requirement. Thomas Creed said he wasn't if it could be done but one way could possibly be some form of guaranty or money held on reserve for work to get done. Daphne Board suggested that maybe not for this project but in the future the Board could consider alternatives such as allocating some of the purchase price for immediate repairs. Thomas Creed said that he thinks the agreement should have assurances that work starts right after the closing. A roll call followed:

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

- b. **South Holyoke Homes:** Thomas Creed summarized the change in timing for Phase 2 given the ARPA funding and with delays in the land swap with the church. He said that in regular session the HHA said that it will purchase the church lot as soon as soon as the HRA is ready but that the timing changed to build on the other lots first. Aaron Vega agreed and said that staff is working on the transfer and sale process. His perspective is to get all the lots into HHA's hands as soon as possible. John Dyjach asked if the Board would be supportive of asking the HHA to do all the Phase 2 homes together since they now have the funding. Thomas Creed concurred saying more and faster investment is always better. He said from his perspective the HHA has a lot to do and at least wants the disposition of the lot transitioned to the HHA and secured properly if they do not develop it right away. John Dyjach said the approach would be for the transactions with the church and the HHA to occur at the same time but was unsure if HHA would require more time. Thomas Creed said his interpretation is that it would be immediate and to continue to have the discussion with HHA about this.
- c. **216 Appleton:** Thomas Creed said that draft amendments with WinnDevelopment for the 216 and 191 Appleton transactions were in the meeting packet primarily for awareness at this time and that these will need to be considered at a future meeting. Aaron Vega announced that staff just learned that DHCD awarded Winn upwards of \$38M for the project. He said this was great news for this truly transformative

project. He said there will be a formal announcement on October 6<sup>th</sup> at the property and that invitations will be sent.

4. **Adjournment:** With no other business, a motion was made at 7:40 p.m. by Daphne Board and seconded by John Whelihan to adjourn the executive meeting. A roll call followed:

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

Respectfully submitted,

  
Thomas R. Creed, Chairperson  
Holyoke Redevelopment Authority