

**Holyoke Redevelopment Authority
Meeting Minutes – Wednesday July 20, 2022 at 5:00 p.m.**

**Conference room 403 or Virtual Zoom:
Meeting ID: 820 1045 2084**

Members Present:

Thomas Creed, Chair
Carl Eger, Vice Chair
John Whelihan, Treasurer
Jorge Colon, Member
Daphne Board

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Marie Brazeau, Head Clerk
Jennifer Keitt, Development Specialist
Attorney Mike Bissonnette

Others Present: Mike Moriarty (One Holyoke), Nathan C (public)

1. Call to order:

Thomas Creed called the meeting to order at 5:00pm and announced that the meeting is being held virtually and is being recorded.

A roll call followed: (all members attended virtually)

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

2. HRA Board Business

- a. **Meeting Minutes of June 16:** Daphne Board made one grammatical edit to the minutes, and Thomas Creed noted an omission in the roll call. A motion to approve the minutes pending these edits was made by Carl Eger and seconded by John Whelihan.

A roll call followed:

John Whelihan	X
Carl Eger	X
Thomas Creed	X
Jorge Colon	X
Daphne Board	X

The motion passed unanimously.

3. **One Holyoke CDC request:** Thomas Creed welcomed Mike Moriarty and thanked him for his presence. Aaron Vega said that One Holyoke contacted him about the tiny house gifted to One Holyoke. Mike Moriarty had inquired about the possibility of leasing land from the Redevelopment Board on a temporary basis till the home has a permanent location. Aaron went on to mention that this the HRA has done lease agreements similar to this with Community Garden and that these other agreements have been successful. Aaron stated the department thinks this would be a good location where lots of other summer events are happening in Holyoke. Thomas Creed asked Mike Moriarty to expand on this. Moriarty thanked the board and staff for taking the time to hear his ideas. He then shared his screen to show the images of the 350 square foot eco-friendly tiny home which he explained was built by University of Massachusetts Amherst students. He went to explain that he hopes to place the tiny home on the HRA lot for a period of ninety days while he finds a permanent location for the home. He explained that currently in the Ordinance Committee will be considering a policy that would permit tiny homes

to be used as accessory dwelling units (ADU). If Council decides to permit the ADU they would move onto a lot with a home that One Holyoke already owns. If they decide to not permit the ADU then One Holyoke plans on using another property that they own. The tiny home was designed using net-zero energy, Moriarty hopes that this can encourage others to learn about what net zero energy really means. He hopes it will become a talking point during summer events near by like the farmers market and Mondays at the Armor Yard. As a tenant he says they would notify the HRA of their progress over the course of the lease. Moriarty shared his screen via zoom and showed a map of the two lots he is considering. He also showed the lots that he also considered but were either occupied or are owned by the city and would therefore require a longer process than works within his timeline. Aaron Vega added that the HRA has leased this lot out before so John Dyjach had already completed a lease agreement that could easily be updated. Tom Creed stated that he appreciates the vision that Moriarty has for that neighborhood, he added that his one concern is that this will interfere with the HRA project nearby. Aaron Vega responded that the lot 15 transfer is going through and will be used for the Armor yard but that the Canal Row project will not yet be feasible this time. Carl Eger asked if this will be a recurring project working with UMASS students to build tiny homes. Mike Moriarty responded that that would depend on the capacity that the school has but they are hoping to collaborate with One Holyoke on future home designs. Carl Eger asked if next time they would build on a site in Holyoke or if the home will be constructed and then delivered to Holyoke, Moriarty explained it was the latter. John Whelihan then thanked Moriarty and asked if anyone else was involved in the policy push to allow these ADU's. Moriarty responded that he had heard about it through the Planning Department and various Ward Councilors and that it is now a broader vision of zoning changes. Daphne Board expressed her appreciation of this potential change to make it possible to build these units. She went on to say that she is however not excited at the potential of tiny homes occupying large lots that could have higher occupancy. She said she sees these tiny homes only being valuable as accessory dwelling to existing homes in residential areas that are looking to expand. Tom Creed said it sounds like logistically it will be the Middle Street lot that will work, and he then asked for timeline of the project. Mike Moriarty explained that the short-term plan is to bring the home immediately to the mentioned lot after the lease is finalized and signed. This will be followed by adding fencing, electric installation, security system, and then begin showing the property for educational and promotional purposes should staffing and timing be available. Finally, after the 90-day lease the home will be moved to its final home. Tom then asked if the lot is already level enough for the tiny home without any further construction on the lot, Moriarty responded that yes, his construction supervisor approved it. Tom Creed then asked if the board or staff has any other questions or comments. Aaron Vega stated that for the lease agreement staff was going to base it off previous agreements so long as the board does not intend to charge any fee for the lease. John Dyjach then mentioned that the insurance requirements will also need to be met with the HRA being listed as additionally insured on the property. Mike stated that One Holyoke's liability insurance is through Hub insurance, and he has already contacted his agent.

Having no other questions or comments Tom Creed stated he would entertain a motion to negotiate and for the Chair to execute a license agreement between the Redevelopment Authority and One Holyoke for the property till November 1st, 2022. Motion moved by John Whelihan, seconded by Daphne Board.

A roll call followed.

Carl Eger	X
Thomas Creed	X
Jorge Colon	X
Daphne Board	X
John Whelihan	X

The motion passed unanimously.

4. **Property/ Project Updates and Next Steps:** Tom Creed opened the floor for staff to provide any project updates available. Aaron Vega that staff is preparing background information for Urban Renewal Plan properties on High Street to be ready to focus on that area. The neighborhood HUB program is working on reports for the whole neighborhood. The TDI fellow has been interviewed and selected and will be a valuable asset for this work. Aaron also encouraged that the HRA assign a point person from the board to attend TDI meetings with Mass Development. Tom Creed says he appreciates the invitation and when the TDI fellow starts they should meet the board and discuss the possibility of a point person. Tom Creed then thanked Marie Brazeau for including

executed documents discussed last month in the meeting packet and informed the board these were just for their information.

a. **216 Appleton (Appleton Mills Apartments/ Winn Development):** No discussion

b. **Canal Row:** No discussion.

5. **Other Business:** Tom Creed expressed his concern and his sympathy for the tragic fire in South Holyoke which occurred very close to the South Holyoke Homes construction site. He asked if those displaced families had been housed, Aaron Vega responded that unfortunately only one family has received permanent housing and the others remain in hotels due to the extreme lack of available housing. Tom Creed then asked if any other properties, including the South Holyoke Homes were damaged during the fire, Aaron responded that they were not damaged.

6. **Executive Meeting (if necessary)**

7. **Adjournment.** Carl Eager motioned to adjourn the meeting, seconded by John Whelihan.

A roll call followed:

Daphne Board X

Thomas Creed X

Carl Eger X

John Whelihan X

Jorge Colon X

The meeting adjourned at 5:48pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tom Creed', written over a horizontal line.

Thomas R. Creed, Chairperson