



Mayor Joshua A. Garcia

City of Holyoke

Holyoke Redevelopment Authority

Aaron M. Vega, Executive Director

July 5th, 2022

Holyoke City Council  
City of Holyoke  
Holyoke, MA 01040

Dear Councilors:

Please find attached copies of Meeting Minutes for the Holyoke Redevelopment Authority for May 18<sup>th</sup>, 2022.

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

Sincerely,

Aaron M. Vega

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**Holyoke City Clerk's  
Holyoke, MA**

Holyoke Redevelopment Authority  
Meeting Minutes - Wednesday, May 18, 2022 at 5:00 p.m.

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

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**Members Present:**

Carl Eger, Vice Chair  
John Whelihan, Treasurer  
Jorge Colon, Member (Virtual)

**Staff Present:**

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

**Others Present:** Nathan Chung, Matt Mainville (HHA), Sarah Meier-Zimbler (HHA), Janara Healy (HHA)

**1. Call to order:**

Carl Eger called the meeting to order at 5:02pm and announced that the meeting was being recorded. Carl Eger announced that in the absence of Chair Thomas Creed, that as Vice Chair he would be acting as Chair for this meeting.

**A roll call followed:**

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

**2. HRA Board Business**

1. Meeting minutes of March 16 and March 30, 2022

Carl Eger announced he would entertain a motion to approve the minutes of March 16 and March 30. John Whelihan motioned to approve the minutes; motion was seconded by Jorge Colon. Motion passed.

**3. South Holyoke Homes Discussion: Matt Mainville, Sarah Meier-Zimbler, Janara Healy**

John Dyjach welcomed the Holyoke Housing Authority for coming to present on Phase II and thanked them for their time. John Dyjach then thanked Mike Bissonnette for his work on the deeds and property transactions involved in this project. He then acknowledged the continued work that will go into this project. Matt Mainville thanked John for the introduction and thanked all City staff for the work on this project in all phases and in the upcoming Phase III. He then went on to say Phase II has had successful timing due to approval from the Planning Board and the work MassWorks has done in South Holyoke. Matt Mainville expressed the success in the South Holyoke Homes neighborhood and the continued improvement in transforming the area into a residential area. He concluded by saying specifics are coming together with the plans and that he would welcome the Board to visit the site. Sarah Meier-Zimbler then shared that the expectation is to have construction completed by late fall or early winter of this year. Sarah then explained that they are now working on marketing the 12 units that will be available and that applications will prioritize low-income families to enter the lottery. She then said for the next 8 units they are expecting to get it out for bid soon now that permitting is being finalized and they will find a contractor this summer. She said this phase of construction is expected to be 8 months. Moving on to Phase III she explained the hope is to plan for 30 units of housing and that planning for this phase is in the works. Aaron Vega thanked the Housing Authority, the Board, and the public for their participation. Aaron then asked how the lottery process would work. Sarah Meier-Zimbler responded that there would be a set time period for applications, and it would be the same for all income levels and check boxes for preferences and then qualifying

applicants will be put in the lottery. John Whelihan then asked if those not chosen would automatically be in the lottery for the next phase, Sarah explained they would have to reapply so that income levels are current. Matt Mainville then added that those not selected would be added to a wait list for the housing they applied for. Jorge Colon asked if there would be any training for first time homeowners. Matt Mainville responded that there would a condo-association due to shared infrastructure for the row houses, Aaron added that the HHA does provided classes. John Dyjach added that providing a summary of all the work that has gone into these phases would be valuable, Matt Mainville agreed that that would be a good way to show the extent of this project.

**4. Project Updates:**

**a. Property / Project Updates and Next Steps: South Holyoke Homes:**

**b. 216 Appleton Street (Appleton Mills Apartments) / WinnDevelopment):**

Aaron Vega explained that the lease agreement will be drafted and that some site work will be started this summer. Winn Development is working on applying for the National Register of Historic places, as the property was the Farr Alpaca mill. He then went on to say that the owners are working on engineering studies and moving forward with this project and that Winn would be happy to present to the Board. Further, they are still waiting for site plan review from the Planning Board.

**c. 123 Pine Street / CAN Properties:**

John Dyjach announced that they recently received the 45-day update after selling to CAN properties which outlines the beginning of rehabilitating the property. He then said that this shows compliance with the deal to start work on the property and that they will continue to receive updates.

**d. Canal Row:**

John Dyjach explained that Canal Row has issued a proposal to the Board to extend their agreement due to some issues in funding and that this will be discussed in executive session. Aaron Vega added that Canal Row has been understanding that due to the lack of progress they may have to consider other developers. Vega went on to explain that hopefully Canal Row will be successful in reapplying for HDIP funding.

**5. Other Business:**

Jennifer Keitt announced that the Community Garden with Neighbor to Neighbor will be starting to prepare for the next growing season and that talks about purchasing the lot are in progress. She went on to say that conversations of expectations about the property will be happening and that Neighbor to Neighbor will be invited to the next HRA meeting.

Aaron Vega then went on to discuss that High Street will be the focus going forward with the TDI fellow and that the Neighborhood HUB program has provided analysis and funding for High Street.

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

At 5:39 the Board unanimously voted to adjourn regular session and enter into Executive Session to discuss real estate projects.

Respectfully Submitted,



Thomas R. Creed, Chairperson

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