

Holyoke Redevelopment Authority
Meeting Minutes - Wednesday March 15, 2023 at 5pm
City Hall Annex Conference Room 403

Or via Zoom: <https://us02web.zoom.us/j/81289882912>

Meeting ID: 812 8988 2912

Or by call-in at +1 929 205 6099 with same Meeting ID

Members Present:

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

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Jennifer Keitt, Senior Project Manager
Marie Brazeau, Development Specialist

Others Present: Attorney Jane Mantolesky, City Solicitor; Attorney Shirin Everett, KP Law

1. **Call to order:** Daphne Board called the meeting to order at 5:00 p.m. and announced that the meeting is being recorded and is being held both in person and virtually. Daphne Board then read the following disclaimer: "The meeting is being held both in person and remotely according to Chapter 22 of the Acts of 2022, extending the remote meeting provisions of Governor Baker's March 12, 2020, executive order. The meeting notice contained a link to "GoToMeeting" providing the public with remote access."

A roll call followed:

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

All members attended the meeting in person.

2. HRA Board Business

- a. HRA Meeting Minutes of February 15, 2023

A motion to approve the meeting minutes of February 15, 2023, was made by Carl Eger and seconded by John Whelihan:

A roll call followed:

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

The motion passed unanimously.

3. Property / Project Updates and Next Steps:

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

The Chair provided a quick summary. John Dyjach provided an update on The Winn Development project at 216 Appleton Street. The ground lease is very close to being finalized. New Building and Bridge rendering provided on screen.

- b. **South Holyoke Homes:**

The Chair informs the Board that the HRA has acquired the Ten [10] properties discussed at the February meeting. Mr. Vega confirms that the properties were acquired through a consensual taking.

4. Other Business:

- a. Mr. Vega announces internal position changes. Congratulations are given to Marie Brazeau, the new Development Specialist, and Jennifer Keitt, the new Senior Project Manager, for their new positions within OPED.
- b. Mr. Vega explains that Mayor Garcia approached him to open dialogue on how the Mayor can support and accelerate the work of HEDIC and HRA through the potential use of ARPA funds. There is a meeting set up Monday, March 27th with the Mayor, current and former chairs of both HEDIC and HRA and support staff for both commissions to discuss. An update will be provided after the meeting.
- c. The Chair explains that there have been some expenditures and monies due to be received. Financials will be discussed in further detail at the next meeting. Reimbursement grant money is due to come in after having paid for the acquisition of the Ten [10] South Holyoke Homes properties. Fame liquor license fee has been paid by HRA. There is also an insurance update to be provided at the next meeting as well. Mr. Eger suggests that we need to discuss addressing zoning issues in the city in order to maximize our land potential.

5. Executive Session

The Chair states that per MGL Chapter 30A, §21(a), a public body may meet in executive session only for the following purposes: 6. To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, they will be going into executive session.

6. Adjournment

Motion made to adjourn regular session and go into executive session made by Carl Eger, seconded by John Whelihan.

A roll call followed:

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

The motion passed unanimously.

The meeting adjourned at 5:15 p.m.

Respectfully Submitted,



Daphne Board, Chairperson