

Holyoke Redevelopment Authority
Meeting Minutes - Wednesday June 21, 2023, at 5:00 p.m.
City Hall Annex Conference Room 403
Or via Zoom: <https://us02web.zoom.us/j/87128460604>
Meeting ID: 871 2846 0604

Members Present:

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

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Jennifer Keitt, Senior Project Manager
Kimberly Casiano, Head Clerk

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Others Present: Attorney Jane Mantolesky, Assistant City Solicitor (via Zoom); Allen Dunn, American Environmental; Arthur and Carrie Naatz, CAN Properties.

1. Call to Order

Chairperson Daphne Board called the meeting to order at 5:03 p.m. and announced that the meeting is being recorded and is being held both in person and virtually. The Chair 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 Healey's March 29, 2023, 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>
Daphne Board	X	
Jorge Colon		X
Thomas Creed	X	
Carl Eger	X	
John Whelihan	X	

2. HRA Board Business

a. HRA Meeting Minutes of May 17, 2023

Moved to next meeting.

b. Financial Update

John Dyjach provided a financial update and noted the following:

- Holyoke Redevelopment Authority (HRA) received \$6,375.99 for the Community Garden sale.
- The Community Garden taxes were paid to the Treasurer \$375.99.
- Holyoke Redevelopment Authority (HRA) is holding 6 Jackson Canal payments due to HEDIC \$18,338.36.
- Conversations are ongoing regarding the TIF previously approved for Aegis Energy as the business was sold to Dalkia but the former owner of Aegis retained ownership of the properties. The Board will be updated as discussions progress.
- The additional property that Winn Development is purchasing at 191 Appleton Street is to close in the near future.
- There is a pending \$15,000 payment for Holyoke Millwork property, which will close later this week.

3. Property / Project Updates and Next Steps:

a. South Holyoke Homes (Holyoke Housing Authority):

The Millwork parcel is being acquired this week. Discussion was had regarding maintenance of the property. The hope is to transfer the acquired lots quickly to the Holyoke Housing Authority (HHA) to maintain. Further discussions will be had between the Holyoke Housing Authority (HHA) and the City regarding maintenance of the property once it's been transferred to the City. The Board is concerned with the maintenance of the property during the Holyoke Redevelopment Authority (HRA) ownership transition period and wants to make sure it is maintained.

A motion was made by Thomas Creed to approve spending up to \$5,000 to maintain the properties in the interim, if necessary. Said motion was seconded by John Whelihan and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
John Whelihan	X	
Carl Eger	X	
Thomas Creed	X	
Daphne Board	X	

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

The Board will go into Executive Session later to review Access Agreement document. Winn Development has been onsite already. They are looking to begin work in the next few weeks. The ground lease is anticipated to be signed in August. The Phase 2 sale agreement should be brought forward in the near future. The primary focus now is getting the Phase 1 project started. Winn Development will begin work prior to the closing, which is the reason for an Access Agreement. Commissioner Whelihan shares that there was a positive article in the Republican highlighting this project. The Board is happy to see this project coming to fruition.

c. 163 Sargeant Street (The Armory Building):

The Chair explains that a proposal was received and will be discussed in Executive Session. Jennifer Keitt explains the updated Notice of Sale that was posted to reflect the wants of the Board for the building and property. Aaron Vega states that an Open House will be coordinated sometime this summer to allow access to the property for interested developers.

d. 123 Pine Street (CAN Properties, LLC):

The Chair introduces Arthur and Carrie Naatz owners of 123 Pine Street. Carrie Naatz provides an update that tore down trees that had grown over neighbors property, fenced in, put trash cans out there twice but they've been stolen, cleaned out building of trash and debris, worked with police to get squatters out, took down plywood on the porch and secured it so that people can get into the porch, applied for demo permit, began demo of interior 50% done at this point, installed lights exterior, repaired exterior masonry and roof leaks, obtained estimates for new roofing, applied for solar grant recently, contact and hire structural engineer for new porch design, basic mowing and landscaping. They are awaiting full architectural plans. Had to hire a new architect. May take a while, everyone is backed up. There is an 18 month wait for multi-unit electric meter installation. Estimating completion of project 2 years from now. Arthur Naatz explains there are multiple factors (financing has changed quite a bit, spent their own \$30k, looking for additional funding) that have contributed to needing an additional year and 4-5 months to complete the project. Discussion regarding regular lot clean up maintenance. The Chair suggests the lot be cleaned up more regularly than it currently is. Board member Creed thanks the Naatz' for their investments in the city and for coming before the Board to provide an update on the project. The majority of the work performed thus far has been inside the building and not readily visible from the outside so providing the Board with an update is very helpful. Solicitor Mantolesky gives a brief review of the city of Holyoke's code of ordinances s.18-35 regarding blighted and vacant buildings. The Naatz' have applied for a waiver of the vacant building fee. The work schedule they provided for the waiver is different than the work schedule that was provided when the

project was approved by the HRA. Brief discussion regarding the change in work schedule. John Dyjach suggests that the Naatz' come in to provide updates regularly. The Naatz' agree. The Chair states that any changes or signs that something is happening at that property are welcome.

e. 37 Appleton Street (American Environmental, Inc.):

The Chair introduces Allen Dunn. Mr. Dunn provides a status update. American Environmental found two underground tanks; they are currently working with the Department of Environmental Protection (DEP). The tanks are now gone. American Environmental is anticipating Department of Environmental Protection (DEP) approval for remediation of area (soil). American Environmental will be installing fuel storage tanks for their tractor trailer trucks. There is an application before Holyoke Fire Department (HFD). Then they will speak with Holyoke's Environmental Department. The next step is to build a building for truck maintenance, repair and equipment. They are working with PDS Engineering and Construction as their construction manager. PDS will be designing and building the building. Once the building is built all offices, materials, equipment, etc. that currently exists on the 18 Canal St property will be moved to the Appleton Street property. No demolition debris will be stored at 37 Appleton St. There are currently several containers containing demolition debris (wood and insulation) on the property that are evidence in an ongoing insurance claim and need to remain until the investigation is completed then they will be removed. Piles of debris seen on the property recently were from digging up the underground tanks. They are not bringing in construction debris. The anticipated fueling station will be for their trucks only. The building to be built will contain offices upstairs and the bottom will be a garage to fix trucks. The Canal Street property will possibly be converted to a retail space. The Department of Environmental Protection (DEP) issue is slowing things down. As soon as they receive the sign off from the Department of Environmental Protection (DEP), they can move forward with the rest of the project hoping before winter. Mr. Dunn is willing to come in to provide an update as often as the Board would like. An open line of communication will be maintained, and updates will be provided. Mr. Dunn was thanked for coming in and providing an update.

4. Other Business:

- a. Freight Farms have been moved from the HRA property to the Massachusetts Green High Performance Computing Center.
- b. OneHolyoke CDC has not moved the tiny house from the HRA property. We are awaiting a status update. No formal notice has been given to them yet. Discussions with OneHolyoke included explaining that at a minimum they need to provide the Board with an update and continue to maintain insurance for the property.
- c. Discussions to begin regarding the Haberman and Hapco block. There are multiple initiatives along the High Street corridor. A meeting will be set up with our TDI fellow to brainstorm what the possibilities would be to develop the Haberman/Hapco block in the near future.
- d. Chair provides update regarding the ARPA discussion had in the Mayor's office with representatives from the HRA and HEDIC. The Mayor is giving ARPA funding to the Water Street infrastructure project. The funding is tied to a project currently readying for development and the money must be spent this year.

5. Executive Session:

The Chair states that the HRA will enter Executive Session. A motion was made at 6:26 p.m. to move into executive session and keep the regular session open by Thomas Creed and seconded by John Whelihan. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
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John Whelihan	X
Carl Eger	X
Thomas Creed	X
Daphne Board	X

Return to Regular Session at 6:51 p.m.

The Chair explains that during Executive Session a vote was taken to approve the Access Agreement for 216 Appleton Street once it's finalized by our legal counsel, assuming no material changes made to the document presented to the Board tonight.

Motion made by Thomas Creed to allow the Chair to sign the Access Agreement after all necessary changes are made assuming none of material, seconded by John Whelihan.

A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
John Whelihan	X	
Carl Eger	X	
Thomas Creed	X	
Daphne Board	X	

6. Adjournment

With no other business, a motion was made at 6:54 p.m. by Thomas Creed and seconded by John Whelihan to adjourn the Regular meeting. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Daphne Board	X	
Thomas Creed	X	
Carl Eger	X	
John Whelihan	X	

Respectfully Submitted,



Daphne Board, Chairperson