

**Holyoke Redevelopment Authority**  
**Meeting Minutes - Wednesday July 19th, 2023, at 5pm**  
**via Zoom: <https://us02web.zoom.us/j/85902716552>**  
**Meeting ID: 859 0271 6552**

**Members Present:**

Daphne Board, Chair  
Carl Eger, Vice Chair  
Patrick Beaudry, Member  
Thomas Creed, Member  
Jorge Colon, Member

**Staff Present:**

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

**Others Present:** Atty. Jane Mantolesky, Assistant City Solicitor, Atty. Shirin Everett, KP Law

**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 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	
Patrick Beaudry	X	

Aaron Vega introduces Patrick Beaudry as the newest HRA and said that Mr. Beaudry replaces John Whelihan as the Governor's appointee. He noted that the City received an appointment letter at 4:06pm today from Governor's office advising us that Patrick Beaudry had been officially sworn in this morning. Paperwork had not yet been forwarded due to a fire emergency at State Capital earlier in the week but it was official as of this morning. The Board will draft a letter to former Member Whelihan thanking him for his years of service. Once paperwork regarding Patrick Beaudry's appointment is received, it will be forwarded to the Board.

Aaron Vega requests that the Board go out of Order to take up Item 3a. first as Atty. Shirin Everett, HRA's outside legal counsel, is in attendance to discuss the WinnDevelopment project. Chair moves forward out of order to Item #3a.

**3. Property / Project Updates and Next Steps:**

**a. 216 / 191 Appleton Street (Appleton Mills Apartments / WinnDevelopment)**

Shirin Everett provides an update. Appleton Redevelopment LP, a WinnDevelopment entity, will be the entity that WinnDevelopment will assign its rights to for 191 and 216 Appleton Street. Winn has agreed to be responsible under the property development agreement for everything under Appleton Redevelopment LP. Winn has exercised all its extension options. Winn is also exercising its final extension rights which ends 12/31/2023. John Dyjach noted minor changes that were made before the meeting but not included in the copy of documents forwarded to the Board for tonight's meeting. The current (redlined version) of the documents being requested for approval are screen shared. Shirin Everett explains the most recent changes displayed on screen. With no questions, Carl Eger moves to accept **RECEIVED** the documents, with minor immaterial changes. Seconded by Thomas Creed. Roll call:

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Holyoke City Clerk's  
Holyoke, MA

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry		Abstain
Carl Eger	X	
Thomas Creed	X	
Jorge Colon	X	
Daphne Board	X	

John Dyjach provides a brief update and requests the Board’s consideration for an additional agreement. He explains that there are currently 3 additional documents pending – [1] the ground lease, which was already reviewed and approved, is now being reviewed by the WinnDevelopment lenders, [2] the Phase 2 agreement is very close to being finalized, and [3] the Party Wall agreement, which we hoped wouldn’t be necessary but WinnDevelopment’s lenders are requiring it. Staff received a draft Party Wall agreement this afternoon. Mr. Dyjach asks if the Board would like to review and discuss the agreement now or have it forwarded and discussed at a later date. Shirin Everett confirms she will review the document now if the Board wishes, however she explains that there is one additional issue being negotiated. Carl Eger suggests waiting until all documents are ready and having another meeting to cover all three items. Chair agrees. No other comments. Chair thanks Attorney Everett for attending tonight’s meeting.

**2. HRA Board Business**

- a. **HRA Meeting Minutes of May 17, 2023**
- b. **HRA Meeting Minutes of June 21, 2023**

A motion was made by Carl Eger to approve Meeting Minutes of 5/17/23 and 6/21/23. Said motion was seconded by Thomas Creed and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Daphne Board	X	
Jorge Colon	X	
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry		Abstain

**3. Property / Project Updates and Next Steps:**

**b. South Holyoke Homes Phase 3 Disposition Agreement (Holyoke Housing Authority)**

John Dyjach thanks Attorney Mantolesky for attending tonight’s meeting and for assisting with this agreement. He then states that the agreement is in standard form and the purpose is to the transfers the 11 parcels acquired by the HRA to the Holyoke Housing Authority (HHA) as part of the South Holyoke Homes. Mr. Dyjach highlights two points: [1] the agreement does not include a reverter. Per prior discussions and agreements with HHA, their funding sources will not allow reverter language included. If the Board chooses to include it, there can be a caveat that the reverter be removed, if necessary, for financing; and [2] The agreement has an aggressive schedule to closing with only a 30-day due diligence period. HHA has agreed to the same timeframe in the past. An amendment can be considered if HHA requires additional time, but previously 30 days was sufficient. Mr. Dyjach said that neither HHA or DHCD have seen or approved the document yet but he doesn’t anticipate any issue because this has been the standard agreement between the Parties. He also noted that HHA will compensate HRA for expenses related to the acquisition of these parcels for this project. The Chair states appreciation for the quick time frame. Thomas Creed asks if the compensation coming to the HRA will be addressed in a separate agreement. John Dyjach explains that it will most likely be treated as an administrative cost but there is nothing formally in writing yet. Thomas Creed asks if this administrative compensation cost has been addressed in any previous disposition agreements. John Dyjach confirms that prior disposition agreements did not address any administrative cost compensation.

A motion was made by Thomas Creed to authorize the Chair to execute the Disposition Agreement in its current form with any immaterial changes at the discretion of the Board Chair. Said motion was seconded by Carl Eger and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Jorge Colon	X	
Thomas Creed	X	
Carl Eger	X	
Daphne Board	X	
Patrick Beaudry	X	

**c. Canal Row – Sale of Race Street Parcel 015 and Temporary Easement**

John Dyjach provides background with an Easement document and map shared on screen. The matter involves a small piece of lot 14 that was bisected by Lot 15 due to the railroad. Since the entire Canal Row project is no longer going forward, this particular piece will need to be addressed separately with the future disposition of Lot 014. A Temporary Easement was determined to be the best way to address the situation.

A motion was made by Carl Eger to approve the Temporary Easement. Said motion was seconded by Jorge Colon and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry	X	
Jorge Colon	X	
Daphne Board	X	

**d. OneHolyoke – Status of License for Main St. Parcel 002**

Aaron Vega provides update. There has been no communication back from OneHolyoke requesting an extension or providing an update. Staff is looking for the Board’s guidance on how to proceed. The lot has been recently cleared and mowed by Witman Properties. John Dyjach confirms that there has been no update on the status of moving the structure. The Board may need to formally reach out to OneHolyoke. A letter will be sent to OneHolyoke requesting an update on the status of the tiny house and the Board will then consider next steps or an extension.

After some further discussion, a motion was made by Thomas Creed to approve an extension of up to 90 days, if so requested by OneHolyoke. Said motion was seconded by Jorge Colon and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry		Abstain
Carl Eger	X	
Thomas Creed	X	
Jorge Colon	X	
Daphne Board	X	

**e. City to HRA Property Transfer**

Aaron Vega referred the Board to the list of properties were approved for transfer from the City to the HRA. He noted this particular transfer has a sunset which expires later this year. He asked that the Board vote to request reauthorization of the transfer and to add 2 additional properties to the request. He said the 2 additional parcels are 510 High St and 588 High St. and that could support the efforts underway in the TDI District.

A motion was made by Carl Eger to approve the submission of the property transfer requests including the 2 additional parcels on High St. to City Council. Said motion was seconded by Thomas Creed and a roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Jorge Colon	X	
Thomas Creed	X	
Daphne Board	X	
Carl Eger	X	
Patrick Beaudry	X	

Thomas Creed reminds the Board of prior discussions regarding contacting the Ward Councilor to notify them of the property requests being submitted. John Dyjach confirms that both High St addresses are within Ward 1. Staff will reach out to the Ward 1 Councilor to provide an update.

**4. Other Business:**

- a. The Chair welcomed Patrick Beaudry and asked if he had any comments. Mr. Beaudry thanked the Chair Patrick Beaudry explained some of his background working for State Representative Kane and State Senator Knapik. He added that for the last 7 years, he has worked at the Pioneer Valley Planning Commission where he was able to work on the various programs they administer. He expresses his excitement to contribute to the HRA and especially the prosperity of the downtown. He is also noted that has the distinction of being Governor Maura Healey's first Redevelopment Authority appointee of her tenure.
- b. John Dyjach explains how the HRA was to present update to the DGR committee this past month but their agenda was extensive and the decision was made to hold off for the time being. He said that Staff will contact the DGR Chair to ask for a future date and then communicate that to the Board.

**5. Executive Session:**

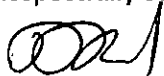
With no business other than the consideration minutes, the Chair suggests putting off going into Executive Session until a future meeting. All members concurred.

**6. Adjournment**

With no other business, a motion was made at 6:03 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the Regular meeting. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Jorge Colon	X	
Thomas Creed	X	
Carl Eger	X	
Daphne Board	X	
Patrick Beaudry	X	

Respectfully Submitted,



Daphne Board, Chairperson