



Mayor Joshua A. Garcia

City of Holyoke

Holyoke Redevelopment Authority

Aaron M. Vega, Executive Director

September 28, 2023

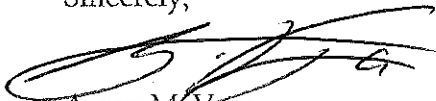
Holyoke City Council
City of Holyoke
Holyoke, MA 01040

Dear Councilors:

Attached please find copies of Meeting Minutes for the Holyoke Redevelopment Authority (HRA) for August 16th, 2023, for your review.

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

Sincerely,



Aaron M. Vega

RECEIVED

SEP 29 2023

Holyoke City Clerk's
Holyoke, MA

Holyoke Redevelopment Authority
Meeting Minutes - Wednesday August 16th, 2023, at 5pm
via Zoom: <https://us02web.zoom.us/j/87694355837>
Meeting ID: 876 9435 5837

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

Others Present: 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	

Per the request of the Chair, the Board agreed to go out of order and take up Agenda Item 3.

3. Property / Project Updates and Next Steps:

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

Chair provides brief update regarding the telephone call with WinnDevelopment and Attorney Everett. Some last details on project were discussed including tax credits and how they work including which credits go to which phase and what work should be approved by the Massachusetts Historical Commission so that no tax credits are jeopardized. John Dyjach explains we are at the final stage of these agreements. There are two remaining issues: the ability to do work for Phase 2, and the tax credits. There is \$4.6M accumulated thus far with another award pending. On the call with Winn, staff requested a cap on the amount of historic tax credits for Phase 1 with future awards allocated to Phase 2. Winn indicated that a cap of \$5.5M is an amount they would be comfortable with as a cap for Phase 1 and that amount has since been added to the agreement. Mr. Dyjach said that the Phase 2 documents are close to being done but that the focus is on completing the Phase 1 documents. Attorney Everett provided a brief explanation of the documents to be executed for Phase 1 and answered a few questions from the Board. She noted no outstanding concerns regarding 216 Appleton. John Dyjach explains that part of the vote for the Board to consider tonight is the sale of 191

Appleton Street and noted that agreement involves the sale of land and was approved by the Board some time ago.

Carl Eger makes a motion to approve the sale of 191 Appleton Street and the ground lease for a portion of 216 Appleton Street to Appleton Redevelopment Limited partnership for consideration of \$200,000 and \$300,000, respectfully, to transfer tax credits in an amount not to exceed \$5.5M to Appleton Redevelopment Limited Partnership and to authorize the Chairperson of the Holyoke Redevelopment Authority (HRA) to execute on behalf of the authority any and all deeds, leases, assignments, party wall agreements and tax credit agreements, and any and all of the documents reasonably necessary or appropriate to complete the foregoing disposition. Seconded by Thomas Creed.

John Dyjach points out that one ground lease issue remains unresolved. Attorney Everett suggests using language in the Motion that would allow the Chairperson to authorize non-substantive changes to the document. Carl Eger motions to amend his Motion to include language allowing the Chairperson to authorize non-substantive changes to the document. Thomas Creed seconded. Roll call:

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

b. City to HRA Property Transfer

The Chair provides a brief update that the City Council order submitted containing the list of properties the HRA is requesting to have transferred from the City will be discussed at the upcoming Development and Government Relations (DGR) meeting scheduled for 8/23/23. John Dyjach affirms that HRA is requesting reauthorization of several prior transfers which included the Armory building, and two additional properties on High Street.

Back to regular order.

2. HRA Board Business

a. HRA Meeting Minutes of July 19, 2023

One edit suggested. Jorge Colon was listed as absent but did attend the meeting. Carl Eger makes a motion to approve the minutes with the edit. Said motion was seconded by Patrick Beaudry. Roll call:

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

4. Other Business:

- a. John Dyjach noted that the meeting with DGR was rescheduled due to the Committee's full agenda and that staff is working to reschedule.
- b. Aaron Vega suggests that next month's meeting include Holyoke's TDI Fellow Kevin Moforte as well as others from MassDevelopment to discuss the efforts in the district as well as property.
- c. Daphne Board noted that she serves as a representative on the City's parking advisory committee, provided a brief update that a consultant was hired and they are currently doing a parking inventory.
- d. Aaron Vega explains that at the upcoming DGR meeting staff will present information on the decertification of tax incentives for the Canal Row project and an amendment to the Aegis Energy Services STA Agreement.

5. Executive Session:

With no business for Executive Session, the Chair suggests putting off going into Executive Session until a later time. No dissent noted.

6. Adjournment

With no other business, a motion was made at 6:13 p.m. by Carl Eger and seconded by Patrick Beaudry to adjourn the Regular meeting. A roll call followed:

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

Respectfully Submitted,



Daphne Board, Chairperson