

**Holyoke Redevelopment Authority**  
**Meeting Minutes - Wednesday October 18th, 2023, at 5pm**  
**City Hall Annex Conference Room 403**  
 or via Zoom: <https://us02web.zoom.us/j/81248133541>  
**Meeting ID: 812 4813 3541**

**Members Present:**

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

**Staff Present:**

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

**1. Call to Order**

Chairperson Daphne Board called the meeting to order at 5:01 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 Colón     |                | X             | <b>RECEIVED</b> |
| Thomas Creed    | X              |               |                 |
| Carl Eger       | X              |               |                 |
| Patrick Beaudry | X              |               | NOV 28 2023     |

**5. Executive Session**

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

The Chair states that the HRA will enter Executive Session as there are several items to discuss in Executive Session. The chair would like to enter into Executive Session first then return to Regular Session. Motion made by Carl Eger to enter into Executive Session, seconded by Patrick Beaudry.

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

Return from Executive Session – 6:14 p.m.

**2. HRA Board Business**

a. HRA Meeting Minutes of September 20th, 2023

Carl Eger makes a motion to approve the minutes. Said motion was seconded by Patrick Beaudry. Roll call followed:

| <u>Name</u>  | <u>Yes</u> | <u>No</u> |
|--------------|------------|-----------|
| Daphne Board | X          |           |

|                 |   |
|-----------------|---|
| Thomas Creed    | X |
| Carl Eger       | X |
| Patrick Beaudry | X |

**4. Other Business**

Michael Moriarty from OneHolyoke CDC presents an update on the Hygge House currently located on the Main Street parcel 030-06-002. Mr. Moriarty provided insurance forms confirming coverage. OneHolyoke CDC is awaiting a permit to install foundation at the permanent location. The Hygge House will be moved from the Main Street lot before the ground freezes.

A motion was made by Carl Eger to extend the current agreement to 12/31/2023, seconded by Patrick Beaudry.

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

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

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

The Chair advises that in Executive Session the Board approved the revised Phase II Disposition agreement.

b. Race Street parcels

The Chair explains that in Executive Session Day Brothers presented to the Board and the Board is looking forward to them bringing a proposal forward.

c. 123 Pine Street (CAN properties, LLC)

The Chair states that the Board received a letter in response to the Board's request for a project update. The Board had agreed to the change of concept but wanted more specifics. The letter was received late yesterday; we still need to get a better handle on their timeline as additional timeline questions remain. The completion date for the project appears to be moved out to 2026 which is much further than the original proposal that was approved by the HRA. We will perhaps invite them into a future meeting. Next steps need to be considered. The reverter is coming due. Further follow-up is needed.

d. 37 Appleton Street (American Environmental, Inc.)

American Environmental has been in communication with staff. They will be going back to their concept that included a facility for their business and a gas station. Allen Dunn of the company met last week with John Dyjach, Jennifer Keitt, City Planner Jeffrey Burkott and City Zoning Officer Davin Pasek. He provided a rough outline of the project concept they are hoping to move forward. The work that was being done onsite is now completed and they informed us that the site is in compliance with the Department of Environmental Protection (DEP). They are awaiting bank approval and plans from their architect. Mr. Dunn is willing to come before the Board to provide an update. The Board agrees to invite Mr. Dunn in for next month's meeting to provide an update.

e. City to HRA Property Transfer

The transfers from last month were complete. John Dyjach advises the Board that recent changes in city ordinance may have simplified the process of City to HRA property transferring. Staff will meet to discuss and understand the details of the ordinance changes and advise the Board as needed.

f. TDI/MassDevelopment

High Street continues to be a primary focus. There may be more discussions at the next executive meeting. There are a lot of concepts being discussed. There is another round of TDI funding for our district. There are discussions on possible larger transformative projects. The Board will be kept updated.

4. Other Business

a. Financial update

John Dyjach explains that a detailed report will be provided at next month's Annual Meeting. There have been substantial deposits on the account. Both 216 Appleton and Race Street lot 15 made tax payments during closing proceedings which need to be paid to the City. Both properties are back on the tax rolls.

Aaron Vega states that we should continue to get updates from TDI on High Street in addition to other conversations that are starting with MassDevelopment. There's been some discussions regarding what other redevelopment authorities from other towns do. What other things can the HRA possibly be doing. The MassDOT project for High and Maple is back on. We will have new intersections, crosswalks, sidewalks, etc. We need to capitalize on the momentum using MassDevelopment and TDI. Aaron advises the Board that the Greater Holyoke Chamber of Commerce has received \$250k for a code upgrade program but there is no program developed yet. The Chamber is looking to meet with staff to discuss how to move forward.

6. Adjournment

With no further business, a motion was made at 6:42 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> |
|-----------------|------------|-----------|
| Carl Eger       | X          |           |
| Thomas Creed    | X          |           |
| Daphne Board    | X          |           |
| Patrick Beaudry | X          |           |

Respectfully Submitted,



Daphne Board, Chairperson