Members Present:
Patricia Duffy, Chairperson
Gladys Lebron-Martinez, Vice Chairperson
Thomas Creed, Treasurer
Carl Eger, Jr., Member

Staff Present:
Marcos Marrero, Executive Director
John Dyjach, Assistant Director
Tessa Murphy-Romboletti, Development Specialist
Rosemary Simonich, Head Administrative Clerk

Others Present:
Richardson Henderson, Mass Development
Kathy McKean
Rachel Edwards, WinnDevelopment Company, LP
Adam Stein, WinnDevelopment Company LP

1. Call to Order
Chairperson Patricia Duffy called the meeting to order at 5:32 p.m. and said the meeting was being recorded and requested a roll call.

Name       Yes      No
Thomas Creed X
Patricia Duffy X
Carl Eger, Jr. X
Gladys Lebron-Martinez X

2. Review of August 19, 2015 Meeting Minutes
A motion was made by Carl Eger, Jr. and seconded by Gladys Lebron-Martinez to approve the August 19, 2015 Minutes. A roll call vote followed:

Name       Yes      No
Patricia Duffy X
Thomas Creed X
Carl Eger, Jr. X
Gladys Lebron- Martinez X

3. Urban Renewal plan – Projects and Updates
a. Project Updates
   • 84 Sargeant St. (Parson’s Paper- Area 7)
     Marcos Marrero provided an update on the cleanup of 84 Sargeant Street, the former Parsons Paper site and that the cost is estimated at $3.5 million. Staff continues to actively pursue various funding options and remains in contact with the interested party.
Marcos Marrero said that 123 Pine St. is a vacant apartment building near the corner of Dwight and Pine Streets and that the concept for this project is to aggregate 123 Pine with adjacent parcels and make it available for sale. He added that the sale would be aided by a Community Development Block Grant to help the selected developer rehabilitate the property. Appraisals for the one of the adjacent vacant lots were recently ordered.

b. Ribbon Cuttings

- Phase II Canal Walk ribbon cutting is tomorrow, October 22, at Noon.
- Ribbon cutting for the new Chestnut Park Apartments is Friday, October 30 at 10:30 a.m. Weld Management plans to have a model apartment set up for viewing.

4. Other Business

a. HRA/HEDIC Transition Plan Update

Marcos Marrero said that a draft transition plan was presented to the HEDIC and, per the HEDIC Board’s request, outside legal guidance is being sought to review the process. He said some questions arose at the HEDIC meeting regarding HRA powers, specifically if the HRA is empowered to undertake HEDIC projects. Mr. Marrero said this is one of the questions that will be presented to counsel.

b. Legal Services Update

Marcos Marrero said that Kopelman & Paige recently provided draft procedural plans for real estate transactions. Staff will review the drafts with the Law Department and provide to the Board.

6. Executive Session

Chairperson Patricia Duffy said that in accordance with M.G.L. Chapter 30 Section 1(a) of the Open Meeting Law, the Holyoke Redevelopment Authority will enter into Executive Session at this time (being that an open session would be detrimental to the negotiating position of the Board) in order to pursue the purchase, exchange, lease or value of real property.

The Board entered into Executive Session at 5:55 p.m. A roll call followed:

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Thomas Creed</td>
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<td>Patricia Duffy</td>
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<td>Gladys Lebron-Martinez</td>
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7. Adjournment

With no other business to discuss in Regular Session, a motion was made by Carl Eger, Jr. and seconded by Thomas Creed to adjourn the Regular Meeting at 7:20 p.m. A roll call vote followed:

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<tr>
<td>Thomas Creed</td>
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<td>Patricia Duffy</td>
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<tr>
<td>Carl Eger, Jr.</td>
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Respectfully submitted,

Patricia Duffy, Chairperson
Holyoke Redevelopment Authority