

**Holyoke Redevelopment Authority
Meeting Minutes
November 20, 2013 at 5:00 pm
City Hall Annex 4th Floor Conference Room
20 Korean Veterans Plaza, Holyoke, MA**

Members Present:

Carl Eger, Jr. Chairperson
Patricia Duffy, Vice-Chairperson
Gladys Lebron-Martinez, Treasurer
Jacqueline Watson, Member

Staff Present:

Marcos Marrero, Director
John Dyjach, Assistant Director
Claire Ricker, Senior Planner
Bradley Henning, Development Specialist
Rosemary Simonich, Head Administrative Clerk

Others Present:

Edward Owen
Anna Kleeberg
Harry Montalvo
John Brigham
Michael Moriarty
Kathy McKean
Joshua Rickman
Joshua A. Garcia
Olivia Mausel
Joe Bosworth

1. Call to Order

Chairperson Carl Eger, Jr. called the meeting to order at 5:15 p.m. and stated that the meeting was being recorded. A roll call followed:

NAME	YES	NO
Patricia Duffy	X	
Carl Eger, Jr.	X	
Gladys Lebron-Martinez	X	
Jacqueline Watson	X	

2. Meeting Minutes

A motion was made by Jacqueline Watson and seconded by Patricia Duffy to approve the minutes of the October 17, 2013 meeting. A roll call vote followed:

NAME	YES	NO
Patricia Duffy	X	
Carl Eger, Jr.	X	
Gladys Lebron-Martinez	X	
Jacqueline Watson	X	

3. Master Development Concept

Marcos Marrero informed the audience that Michael Moriarty, Executive Director of the Olde Holyoke Development Corporation (OHDC), would be presenting a residential, master development concept for South Holyoke to the HRA Board. Mr. Marrero explained to the Board that the meeting with Mr. Moriarty had been initiated through a letter sent by OHDC.

Mr. Moriarty began his presentation by thanking the HRA Board for accepting the OHDC's presentation request, and stated that the OHDC's motives are to assist in implementing the Urban Renewal Plan in South Holyoke, and to form partnerships that will promote home ownership in the neighborhood. Mr. Moriarty also explained how the master plan proposal was necessary for realizing the community vision detailed in the South Holyoke Revitalization Strategy, which has passed its sixty month implementation timeframe with minor progress.

Following the listing of demographics that evidenced South Holyoke as being the most impoverished area in the city, Mr. Moriarty outlined how OHDC's development model has enabled low-income residents to own a home and commit to an area, thereby contributing to a larger homeownership profile raises their neighborhood's economic status and standard of living. Mr. Moriarty asked the HRA Board to picture a neighborhood of attractive townhouses with maximized curb appeal which would compliment Carlos Vega Park on either side and suggested a single unified design for the neighborhood. He said he did not recommend condominiums or larger scale multi-story buildings because that scale would be more difficult to achieve. He said the units should have a maximum of bedrooms for families rather than squeezing in a maximum number of units, and said row houses are very popular now, but they cannot be built on scattered space, but instead should be built over an entire block.

Mr. Marrero added that recently there has been a list of lots that have been foreclosed on around Carlos Vega and said the list has been submitted to the Holyoke City Council for auction. He further added that the City Council Redevelopment Committee will need to decide if review of the foreclosed lots should be withheld from auction and recommended for transfer to the HRA. The presentation concluded with the Board agreeing that South Holyoke is one of their highest priorities and thanked Mr. Moriarty for his presentation. The Board said they are very enthusiastic to start these conversations and thanked him for coming to speak to them.

4. Other Business

- URP Community Engagement

Mr. Marrero said that at a previous HRA meeting the Board discussed the re-engagement of stakeholders in the community for increasing their involvement in the urban renewal plan. He then acknowledged the stakeholders in attendance and invited them to introduce themselves. Several attendees made comments and the Board thanked them.

- NESEA Student Design Competition

Mr. Marrero noted that Joe Bosworth from the North East Sustainable Energy Association (NESEA), who was in attendance, is currently heading a student design competition for both residential and commercial design of new and rehabbed construction in Holyoke. Mr. Bosworth

noted that the South Holyoke area is included in the competition as both new residential and rehabbed construction. Mr. Bosworth also identified that the former Alpine Building in URP Area #1 and the Parsons Paper site in URP Area #7 as designated properties in the competition.

-Mass Development Building Survey

Mr. Dyjach noted that the City is working with MassDevelopment to provide building surveys to property owners for re-use of their buildings in the urban renewal area. He stated that the 3 properties identified include the former Wernick Furniture and Prudential buildings on High St., and the former Steam and Water Pipe Fitting building on Race St., and noted that each of the properties are identified within the urban renewal plan.

With no other business to discuss a motion was made Jacqueline Watson and seconded by Patricia Duffy to go into Executive Session. A roll call followed:

NAME	YES	NO
Patricia Duffy	X	
Carl Eger, Jr.	X	
Gladys Lebron-Martinez	X	
Jacqueline Watson	X	

5. Executive Session

Chairperson Carl Eger, Jr. stated that in accordance with M.G.L. Chapter 30A, Section 21(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. A motion was made by Patricia Duffy and seconded by Gladys Lebron-Martinez. A roll call vote followed:

NAME	YES	NO
Patricia Duffy	X	
Carl Eger, Jr.	X	
Gladys Lebron-Martinez	X	
Jacqueline Watson	X	

6. Adjournment

With no other business to discuss, a motion was made by Patricia Duffy and seconded by Jacqueline Watson to adjourn the meeting. The decision was unanimous. The meeting adjourned at

Respectfully submitted,

Carl Eger, Jr. Chairperson
Holyoke Redevelopment Authority