

**Holyoke Redevelopment Authority
Meeting Minutes
September 12, 2013 at 5:00 pm
City Hall Annex 4th Floor Conference Room
20 Korean Veterans Plaza, Holyoke, MA**

Members Present:

Carl Eger, Jr., Vice-Chairperson
Patricia Duffy, Treasurer
Thomas Creed, Member

Staff Present:

Marcos Marrero, Director
John Dyjach, Assistant Director
Claire Ricker, Senior Planner
Lois Kudla, Business and Projects Manager

Others Present:

Mayor Alex B. Morse
Atty. Kara Cunha, Holyoke Law Dept.
Kip Foley, HEDIC
David Healey, HEDIC
Joseph McGiverin, HEDIC
Matthew Mainville, HEDIC
Michael Murphy, HEDIC

1. CALL TO ORDER

HRA Member Thomas Creed called the meeting to order at 5:14 p.m. and stated that the meeting was being recorded. A roll call followed:

<u>NAME</u>	<u>YES</u>	<u>NO</u>
Thomas Creed	X	
Patricia Duffy	X	
Carl Eger, Jr.	X	

- Annual Report to Department of Housing and Community Development

Thomas Creed referred the members to the Fiscal Year 2013 HRA Annual Summary of Actions and said that this report is a requirement of the Department of Housing and Community Development (DHCD). A motion to accept the report as prepared for submittal to DHCD was made by Patricia Duffy and seconded by Thomas Creed. The decision was unanimous.

2. MEET WITH HOLYOKE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

- Request for Urban Renewal Plan Funding

Marcos Marrero provided some background on previous discussions between the HRA and the Holyoke Economic Development and Industrial Corporation (HEDIC). He said that although each entity is a separate organization, the goals of each are similar in working toward advancing development and quality of life in the City. Mr. Marrero then explained the status of the Urban Renewal Plan and referred the members to the letter that was sent from the HRA to HEDIC requesting land transfers and funding. Mr. Marrero said the land transfer was approved with the condition that HEDIC be compensated with 50% of the future sale proceeds. He said that today's meeting was called to discuss the \$100,000 funding request made by the HRA.

Thomas Creed thanked the HEDIC Board for the land transfer and for their consideration to help the HRA by providing seed funding for implementation of the Urban Renewal Plan. Mr. Creed explained that the funding grant from HEDIC would enable the HRA to begin the process of preparing land for development and that it should also be seen as an investment to improve the environment for industrial development. HEDIC Board members Matthew Mainville and David Healey asked for some details on the uses of the funding. Marcos Marrero answered that staff prepared estimates for appraisals, environmental work, legal costs and acquisition. He said that the estimates exceed the amount requested but will allow the HRA to start projects that can have a quick turnaround with private developments. HEDIC Board Member Joseph McGiverin asked if the HEDIC had sufficient funds to provide \$100,000 and, if so, where would it come from. John Dyjach said that the HEDIC assets were considered as this request was made and he then described the accounts that could be used. Matthew Mainville said that he is supportive of the request and asked if there is a way for HEDIC to recoup the funds. Marcos Marrero said that the HRA cannot commit to a repayment because there is uncertainty of how many assets it will have in the future and that the expectation is that future proceeds be reinvested into URP projects. Joseph McGiverin stated his support of the Redevelopment Authority and the Urban Renewal Plan and said that the HRA and HEDIC are supported by the same staff. He said that HEDIC has greatly subsidized the office over the years and suggested one way to recoup HEDIC's investment is for the City and the HRA to fund the office in the future in a more equitable way. Mayor Alex Morse thanked the Board Members for all of their hard work and commitment. He said that he is in favor of the HRA's request for funding and that it will allow them to get going with urban renewal plan projects while other resources are being sought.

The HEDIC Board voted unanimously to approve the HRA's \$100,000 grant request. A motion was then made by Patricia Duffy that the Holyoke Redevelopment Authority accept \$100,000 from the Holyoke Economic and Industrial Corporation to be used as capital investment for the Urban Renewal Plan. Said motion was second by Thomas Creed and a roll call vote was taken:

<u>NAME</u>	<u>YES</u>	<u>NO</u>
Thomas Creed	X	
Patricia Duffy	X	
Carl Eger, Jr.	X	

3. **OTHER BUSINESS**

There was no other business to discuss in Regular Session.

4. **ADJOURNMENT**

A motion was made by Thomas Creed and seconded by Patricia Duffy to adjourn the meeting at 5:43 pm. A roll call vote was taken:

<u>NAME</u>	<u>YES</u>	<u>NO</u>
Thomas Creed	X	
Patricia Duffy	X	
Carl Eger, Jr.	X	

Respectfully submitted,

Thomas Creed,
Acting Chairperson
Holyoke Redevelopment Authority

