

AGENDA FOR THE CITY COUNCIL
OCTOBER 21, 2025

PUBLIC HEARING

PUBLIC COMMENT

REGULAR AND PENDING EXECUTIVE SESSION MINUTES

1. -- June 11, 2024, September 4, 2024, and April 15, 2025 Executive Session Minutes - Reviewed and ready for partial release as of September 17, 2025
2. -- December 9, 2024 Finance Committee Executive Session Minutes - Reviewed and withheld in entirety as of September 17, 2025
3. From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos- September 17, 2025 meeting minutes
4. From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos - October 7, 2025 meeting minutes

LAI D ON THE TABLE

5. From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos, minutes of February 18, 2025 meeting.
6. The Committee on Charter and Rules to whom was referred an order that the following Charter Change be adopted:
Charter Sec. 39. - City solicitor.
AMEND
FROM:
The city solicitor shall perform those all legal services in which the city is interested and attend to all proceedings at law or in equity to which the city is a party, and to all claims made to the city council. For these purposes he shall have sole charge of all such matters and proceedings. He shall give in writing his legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.
TO:
The city solicitor shall perform those legal services in the city as the city council shall establish by ordinance. He or she shall give in writing their legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his or her opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.
Recommended that the order be adopted.
7. The Committee on Charter and Rules to whom was referred an order That Charter Sections 19 and 34 be amended and elsewhere as appropriate to allow for all appointments to the Fire Commission and DPW Commission to be appointed by the

Mayor subject to confirmation by the City Council.
Recommended that the order be adopted.

8. -- The Committee on Charter and Rules to whom was referred an order that section 14 of the Holyoke Charter - Transactions by council or members in behalf of city prohibited, except in case of veterans' aid - be amended using the attached language.
Recommended that the order be referred to the full Council without recommendation.
9. -- The Committee on Charter and Rules to whom was referred an order that section 22 of the Holyoke Charter - Power as to laying out, etc., of streets; damages; ordinances, etc., involving expenditures in excess of two hundred dollars.- be amended using the attached language
Recommended that the order be adopted.
10. -- The Committee on Charter and Rules to whom was referred an order that section 24 of the Holyoke Charter -Presentation of ordinances, orders, etc., to mayor; approval; veto; passage over veto - be amended using the attached language
Recommended that the order be adopted.
11. -- The Committee on Charter and Rules to whom was referred an order That section 41 of the Holyoke Charter be deleted.
Recommended that the order be adopted.
12. -- The Committee on Charter and Rules to whom was referred an order that section 49 of the Holyoke Charter - Transfers of appropriations; authorization of expenditures without appropriation; approval of bills, pay rolls and vouchers; fiscal year. - be amended using the attached language.
Recommended that the order be adopted.
13. -- The Committee on Charter and Rules to whom was referred an order that section 53 of the Holyoke Charter -Loans, bonds and notes. - be amended using the attached language.
Recommended that the order be adopted.
14. The Committee on Charter and Rules to whom was referred an order that the City of Holyoke shall create an Administrative and Finance Department. Said acceptance shall be subject to implementation by city ordinance and any necessary amendments to the City Charter. This order shall be referred concurrently to Charter and Rules and Ordinance to be considered jointly, with recommendations regarding implementation to be reported back to the City Council jointly. See attached: Municipal Modernization Act of 2025.
Recommended that the order be adopted.
15. The Committee on Charter and Rules to whom was referred an order that City Council adopt the attached Substitute Municipal Modernization Ordinance
Recommended that the order be received.
16. The Committee on Charter and Rules to whom was referred an order With community support, order that the following section of our Codes of Ordinances and charter be updated to reflect use of email as sufficient for special meeting notice:
Sec. 12. – Special meetings of city council.
The mayor may at any time call a special meeting of the city council by public posting

through the city website along with written notifications thereof, together with a statement of the subjects to be considered thereat, to be deposited in the post office, postpaid and addressed to the persons to be notified, at least forty-eight hours before the time appointed for such meeting, or to be left at the usual place of residence of each member of the council, by email at least forty-eight hours before the time appointed for such meeting.

(Acts 1965, c. 187; Acts 1992, c. 189)

Recommended that the order be adopted.

17. -- The Committee on Charter and Rules to whom was referred an order Charter changes related to Municipal Modernization Package be adopted.
Recommended that the order has been complied with.
18. The Committee on Charter and Rules to whom was referred an order that Rule 8M please be amended as follows:
Current:
M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars, shall require for its passage the affirmative votes of a majority of all members of the City Council.
Every such ordinance, order, resolution, or vote shall be read twice, with an interval of at least three days between the two readings, before being finally passed; and the vote at its final passage shall be taken by roll call; provided, however, that upon and after the written recommendation of the Mayor, the City Council may pass such ordinance, order, resolution, or vote on the same day by a two-thirds yea and nay vote. {See City Charter s. 22}
New:
M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars shall be considered as adopted by final action of the City Council only after passing the following two votes: (1) Motion to pass the first reading by a majority of all the members of the City Council, and (2) Motion to pass the second reading by a majority of all the members of the City Council on a roll call vote. Notwithstanding the preceding, if the Motion to pass the first reading and the Motion to pass the second reading occur within three days of each other then the Motion to pass the second reading shall require a two thirds majority of all the members of the City Council to be adopted. [Reference: City Charter Section 22, and MG.L. c. 44 § 1]
Recommended that the order be adopted.
19. From Deb Brunelle, Chief Assessor, request to appoint Grant Schlosstein to Board of Assessors
20. Resolution supporting local control of municipal utilities and local efforts to achieve Massachusetts low carbon emissions goals.
21. From City of Holyoke Health Benefit Meeting Minutes of September 8, 2025
22. From Board of Fire Commissioner-Meeting Minutes from August 20, 2025
23. Notice of Community Outreach Meeting-Cannabis Courier and Manufacturer

24. Petition from Residents of Ward 1- concerns regarding crosswalk at Chestnut and Lymans Streets
25. The Committee on Ordinance to whom was referred an order that City Council adopt the attached Substitute Municipal Modernization Ordinance
Recommended that the order be adopted.
26. The Committee on Ordinance to whom was referred an order that the Council approve the changes to Holyoke Code of Ordinances Chapter 86 Schedule IV: Stop Streets associated implementation of stop control on local side streets intersection Homestead Ave between Westfield Rd and Cherry St as detailed in the memorandum prepared by the Assistant City Engineer, dated July 29, 2025.
Recommended that the order be adopted.
27. The Committee on Ordinance to whom was referred an order that the Council approve the changes to Holyoke Code of Ordinances Chapter 86 Schedule IV: Stop Streets associated with implementation of all-way stop control at the following locations as detailed in the memorandum of changes associated with the MassDOT All-Way Stop Control (ASWC) Program prepared by the Assistant City Engineer, dated July 29, 2025:
- Appleton Street at Elm Street
 - Cabot Street at Nick Cosmos Way
 - Dwight Street at Pine Street
 - Sargeant Street at Commercial Street
 - Sargeant Street at Elm Street
 - Sargeant Street at Sycamore Street
 - West Franklin Street at Linden Street
- Recommended that the order be adopted.
28. The Committee on Ordinance to whom was referred an order that the various traffic schedules contained in Holyoke Code of Ordinances Chapter 86 Article IX be updated as detailed in the memorandum of changes required by the upcoming City Center Connector Project prepared by the Assistant City Engineer, dated July 29, 2025.
Recommended that the order be adopted.
29. The Committee on Ordinance to whom was referred an order that the position of Chief Administrative and Financial Officer be created and added to Schedule A
Recommended that the order has been complied with.
30. -- The Committee on Ordinance to whom was referred an order that the City Council adopt the attached draft ordinance establishing the role of Parliamentarian of the City Council.
Recommended that the order be given a leave to withdraw.
31. The Committee on Ordinance to whom was referred an order that the position of combined Treasurer/Tax Collector is created by ordinance and added to Schedule A Grade 14
Recommended that the order be given a leave to withdraw.

32. The Committee on Development and Governmental Relations to whom was referred a Special permit application for home occupation of Kristin Fontaine for a cottage kitchen to bake bread at 1 Meadow Street (081-00-012) per sec 4.8.2.
Recommended that the special permit be granted with the following conditions:
1. That the hours of operation would be Saturday 12 p.m. - 5 p.m.
 2. That the applicant will provide their business certificate and their permit from the Board of health.
 3. That the applicant will restrict parking of customers to the driveway.
33. The Committee on Development and Governmental Relations to whom was referred an order to declare 569 South Bridge Street, Holyoke, MA (Holyoke Assessors Map 029, Block 08, Parcel 006) as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$38,700.00.
Recommended that the order be adopted.
34. The Committee on Development and Governmental Relations to whom was referred an order to declare Holyoke Assessors Map 029, Block 08, Parcel 007, South Bridge Street, Holyoke, MA as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$22,800.00.
Recommended that the order be adopted.
35. MURPHY-ROMBOLETTI - Ordered that the City approve of a sidewalk easement for Holyoke Gas & Electric adjacent to parcel 030-06-014 (150 Race Street) for the purposes of installation of electrical conduit.
36. Rivera, I-Order: That the Special Education Department within the School Department be invited to a joint meeting of the School Committee and City Council to provide an update on measures taken to mitigate turnover of specialized special education staff. Families have raised concerns regarding the constant turnover and its impact on children receiving special education services
37. Rivera, I-Order: That the Department of Public Works (DPW) place a sign at the intersection of Center Street and East Dwight Street informing drivers that autistic children reside in the neighborhood. Request submitted on behalf of a constituent.
38. Rivera, I-Order: That the Parks and Recreation Director appear before the Public Safety Committee to discuss the potential upgrade of Pina Park located in Ward 1.
39. Rivera, J-Ordered that a handicap sign be placed outside of 167 Elm St. for Zoila Diaz, handicap placard number PL000058.
40. Rivera, J.- ORDERED: That the City Clerk be invited to appear before the City Council to provide a detailed overview of campaign rules and regulations, including requirements and procedures related to election days, so that councilors and the public have clear, up-to-date information.
41. Rivera, J.- ORDERED: That the Department of Public Works, in coordination with the Department of Public Safety and the Traffic Commission, take the following actions to

improve pedestrian safety:

1. Crosswalk Installation – Paint and maintain a clearly marked crosswalk in front of 598 Dwight Street to provide a safe crossing for elderly residents and other pedestrians accessing the nearby park.
 2. “No Turn on Red” Signage – Install appropriate “No Turn on Red” signage at the corner of Dwight Street and Maple Street, where drivers frequently fail to stop, creating a hazard for pedestrians.
 3. Pedestrian Signal Timing – Evaluate and adjust the pedestrian crossing signal at the Dwight and Maple Street intersection to include a sufficient countdown timer, ensuring that elderly pedestrians and others have adequate time to cross safely.
42. Vacon- ORDER: Place a permanent speed feedback sign on a pole on Southampton Road (near Fir Lane).
 43. Vacon- ORDER: Please add "No engine brake sign st the bottom of the hill on Southampton Rd approaching Fir. Trucks are using engine brakes at the bottom of the hill to the stop sign.
 44. Vacon- ORDER: Request our state delegation submit a bill similar to Senate Bill To Protect Floridians from Geoengineering and Weather Modification SB 56 by Senator Ileana Garcia prohibits chemical releases into the air, promotes public health.
 45. Vacon- ORDER: Review & amend the sign ordinance as needed to reduce the increased posting of a variety of signs on public property and other changes that may be offered. Send to Ordinance Committee.
 46. Bartley-The city remove tree stump in city owener tree belt proximate to 75 Elmwood Ave.
 47. Bartley, Greaney, Ocasio- The city of Holyoke adopts M.G.L. chapter 40, §22A ¾ which grants authority to municipalities to designate a parking space at City Hall for Veterans. Refer to Chater & Rules and/or Ordinance. Copy to Law Dept. Copy to Parking Advisory Committee.
 48. Bartley-If the local option is adopted, the City of Holyoke create by ordinance a designated parking place for Veterans at City Hall to be used in compliance with chapter 40, §22A ¾. Refer to Ordinance. Copy to Parking Advisory Committee.
 49. Bartley- The city of Holyoke apply to the legislature for a Home Rule petition that allows the city to expand the use of M.G.L. chapter 40, §22A ¾ which grants authority to municipalities to designate a parking space at City Hall for Veterans. If the petition is granted, the city could create a local ordinance that would designate parking for veterans at municipal buildings other than City Hall. Refer to Charter & Rules. Copy to Parking Advisory Committee.

50. Bartley-The crosswalk and pedestrian signal on Homestead Ave at HCC's main gate remains in limbo. It's now going on 8 years since original orders were filed. Some progress was made under the tenure of Mike McManus but very little since. Order the City Engineer, HFD Alarm Division and DPW provide an update to City Council on when this dangerous situation will be corrected. Please respond with a communication in 30 days. Refer to Ordinance.

51. Bartley, Jourdain, Vacon, Greaney-- The city council go on record to support HG&E's resolution to the Executive Office of Energy & Environmental Affairs. Receive and Adopt. Refer to state delegation, Gov. Healy, Secy. Tepper. See resolution attached as Communication.

52. Bartley -HPD enforce compliance with Stop sign at intersection of Lawler and Martin Streets. Several complaints were recently received.

53. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWELVE THOUSAND NINETY EIGHT AND 10/100 Dollars (\$12,098.10) as follows:

FROM

12201-51103 FIRE CAPTAIN	\$ 3,663.90
12201-51104 FIRE LIEUTENANT	3,142.74
12201-51105 FIREFIGHTER	5,291.46
TOTAL	\$12,098.10

TO:

12201-51180 INJURED ON DUTY	\$12,098.10
PP #6 TOTAL	\$12,098.10

54. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE THOUSAND EIGHT HUNDRED THIRTY AND 34/100 Dollars (\$9,830.34) as follows:

FROM

12201-51103 FIRE CAPTAIN	\$ 3,663.90
12201-51104 FIRE LIEUTENANT	3,142.74
12201-51105 FIREFIGHTER	3,023.69
TOTAL	\$9,830.34

TO:

12201-51180 INJURED ON DUTY	\$9,830.34
PP#7 TOTAL	\$9,830.34

55. Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DEPARTMENT OF TRANSPORTATION DONATION OF \$73,615 (SEVENTY THREE THOUSAND SIX HUNDRED FIFTEEN AND 00/100 DOLLARS)" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support the All-Way Stop initiative for the seven intersections listed below:

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St
- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

56. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE HUNDRED AND 00/100 Dollars (\$900.00) as follows:
FROM

14212-52504 PROPERTY- R&M PELLISSIER BLDG	\$900.00
TOTAL	\$900.00
TO:	
14212-53009 DPW ADMIN CONTRACTED SERVICES	\$900.00
TOTAL	\$900.00

57. Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "Holyoke Economic Development Industrial Corporation \$30,000 (THIRTY THOUSAND AND 00/100 DOLLARS) donation" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support a contracted Brownfield Consultant. The City intends to provide matching funding through general fund contracted services appropriations for a total of \$60,000 together for this service.

COMMUNICATIONS

58. Mayor Joshua Garcia-OML Complaint filed
59. From Atty Jane Mantolesky, Asst City Solicitor - Legal Opinion on Noise Reduction for Religious Organizations
60. From Atty Jane Mantolesky, Asst City Solicitor, opinion on ability to censure councilors for disruption in meetings.
61. From Yoni Glogower, Director of Conservation & Sustainability, Holyoke Mitigation Plan update - Letter to Council, Local Mitigation Plan review tool, Hazard Mitigation and Climate Adaptation Plan, Resolution
62. From Planning Board, Notice of Decision for fast food restaurant construction at 209 South St
63. From Planning Board, Notice of Decision for signs at 235 South St
64. From Marco Crescentini, ArchitectureEL, Proposal for Chamber Renovation

65. Community Outreach Meeting Notice - November 5 2025 for ACMJ at 532 Main Street
66. From Holyoke Health Benefit Meeting- MEETING MINUTES September 29, 2025
67. From Holyoke Health Benefit Meeting-MEETING MINUTES October 6, 2025
68. From Holyoke Fire Commission, meeting minutes for September 17, 2025
69. From Holyoke Redevelopment Authority, meeting minutes from April 16, 2025, May 21, 2025, July 2, 2025, July 16, 2025, August 20, 2025, September 17, 2025

PETITIONS

70. Petition from residents on Brookwood Rd. to accept as a Public Way
71. Petition of Lyman Group LLC dba Leaf Lux at 40 Lyman St. for a Marijuana Retail Establishment
72. Petition from Amelia Box of 57 Taylot St for a Special Permit for a Home Occupation for Wood Window Restoration

PRESIDENT'S REPORT

REPORTS OF COMMITTEES

73. The Committee on Finance to whom was referred an order that the City Council approve for their consideration \$15,000 from the CPA budget to be used for "small grants" as outlined in the attached letter from the Holyoke Community Preservation Committee.
Recommended that the order be adopted.
74. The Committee on Finance to whom was referred a communication From Mayor Joshua Garcia-communication regarding letters from DLS
Recommended that the order has been complied with.
75. The Committee on Finance to whom was referred a communication From Mayor Joshua Garcia-letter from Division of Local Services
Recommended that the order has been complied with.
76. The Committee on Finance to whom was referred a communication From Mayor Joshua Garcia- letter from Division of Local Serivces City of Holyoke - Notice of Actions Necessary for Conformity
Recommended that the order has been complied with.
77. The Committee on Finance to whom was referred an order Receive contract and scope with Open Architects and for Tj Plante and the Mayor to provide regular updates to the City Council on progress.
Recommended that the order has been complied with.

78. The Committee on Finance to whom was referred an order The Mayor, Auditor, and City Treasurer provide an update to the City Council on filing of the Schedule A to the DLS. Recommended that the order has been complied with.
79. The Committee on Finance to whom was referred an order The Mayor, Auditor, and City Treasurer provide an update to the City Council on the closing of the FY24/25 audit and certification of free cash. Recommended that the order has been complied with.
80. The Committee on Finance to whom was referred an order that the Treasurer, Auditor and Mayor please come to the Finance Committee to discuss why the Schedule A year end reconciliation for Fiscal Year 2024 has not yet been filed with the State. Failure to make this end of year filing timely potentially jeopardizes our future state aid payments, cash flow and the certification of our free cash. This filing was due on November 30 and is still unfiled. It should be noted that it was filed many months late last year and appears to be late again. Let's discuss please how we can Recommended that the order has been complied with.
81. The Committee on Charter and Rules to whom was referred an order that City Council Rule 9.I be revised from "Subcommittees should not be allowed to meet at the same time/same night." to "Subcommittees should not be allowed to meet at the same time/same night unless the Chairs of two or more Sub-Committees have called for a joint meeting." Recommended that the order be adopted, amended to state "Subcommittees should not be allowed to meet at the same time/same night unless previously approved by a vote of the full Council. If a joint committee comprises a majority of the full Council, then the Council can call a committee of the whole."
82. The Committee on Charter and Rules to whom was referred an order City Council Rule 4 is hereby amended as follows: Add the following paragraph to the end of Rule 4.B. – For the sake of public transparency, Late Filed orders (as defined herein) may be added to the already published Regular Agenda and presented (a) to the members at the Regular Meeting by offering printed copies and by remittance to the members by way of electronic mail and the same shall be sent no later than 1 PM on the day the Regular meeting is scheduled and (b) to the Public via the City website and the same shall be posted no later than 1 PM of the day of a Regular City Council meeting. In any event, late -filed orders may not be appended the Regular Agenda unless for good cause and so long as written approval from both the Clerk and the President is presented to the members before the Regular meeting. Said writing shall be presented to the members at the Regular meeting and shall include reasons explaining the 'good cause' and signatures of both the Clerk and the President. Recommended that the order has been complied with.
83. The Committee on Charter and Rules to whom was referred a communication From Councilor Linda Vacon, OML Complaint regarding majority of Charter and Rules members meeting privately in working group Recommended that the order has been complied with.

MOTIONS, ORDERS AND RESOLUTIONS

84. GIVNER: Ordered, that the Honorable City Council, in accordance with the Holyoke Redevelopment Authority's urban renewal, approves the transfer of ownership of South Bridge Street Parcel 007 (Assessors Map 029, Block 08, Parcel 007) to the Holyoke Redevelopment Authority for consideration of \$1.00 for the South Holyoke Homes development. Said parcel is vacant land approximately 4,908 square feet in size, zoned Downtown Residential and has an assessed value of \$22,800.
85. GIVNER: Ordered, that the Honorable City Council, in accordance with the Holyoke Redevelopment Authority's urban renewal plan, approves the transfer of ownership of 569 South Bridge Street (Assessors Map 029, Block 08, Parcel 006) to the Holyoke Redevelopment Authority for consideration of \$1.00 for the South Holyoke Homes development. Said parcel is vacant land approximately 5,130 square feet in size, zoned Downtown Residential and has an assessed value of \$38,700.
86. Magrath-Smith – ordered, that Animal Control present options for disposal of roadkill on sidewalks, streets, and city properties in general on weekends, including shifting the responsibility for picking up roadkill to a different city department, shifting the hours of workers, or hiring an on-call provider.
87. Magrath-Smith - Ordered, that a crosswalk be placed across Hampden Street at Arlington, to aid schoolchildren and families. There is a school bus stop at that corner.
88. Magrath-Smith - Ordered, that the City Engineer, the Planning Board, and the Department of Public Works, take the following actions:
1. Initiate the process to layout Brookwood Road as a public way under Massachusetts General Laws, Chapter 82.
 2. Conduct the necessary surveys, inspections, and approvals required for acceptance.
 3. Place the matter before the City Council for a vote to formally accept Brookwood Road as a public way.
89. MURPHY-ROMBOLETTI - That the Biennial Municipal Election in the City of Holyoke for the choice of City Officers be and the same is hereby called to be held on Tuesday, November 4, 2025 in the several polling places as designated by the City Council. The polls will be opened at 7:00 am. in the forenoon and closed at 8:00 PM. in the afternoon of said day, and all the voters in the several precincts in which they are entitled to vote, between said hours, may cast their votes by voting machines and paper ballots for the election of:
- Que las Elecciones Municipal (Biennial) en la Ciudad de Holyoke, para el escojer de oficiales de la ciudad, sera llevado a cabo el Martes, 4, de Noviembre 2025 en los varios barrios, designados por la Assambleista Municipal. Los precinctos estaran abiertos a las 7:00 a.m. de la mañana y permaneceran abierto hasta las 8:00 p.m., cuando los precinctos sean designado para votar en las horas dicha y haigan dado sus votos por medio de las maquinas de eleccion o por boletos de papel, para la eleccion de:
- MAYOR, to serve for the term of four years, from the first Monday in January following his election, and until his successor is qualified.
- ALCALDE, para servir por un termino de cuatro anos, desde el primer Lunes de Enero,

despues de las elecciones, O'hasta que su sucesor sea cualificado.

CITY CLERK, to serve for the term of four years, from the first Monday in January following his election, and until his successor is qualified.

ESCRIBIENTE MUNICIPAL, para servir por un termino de cuatro anos, desde el primer Lunes de Enero, despues de las elecciones, O'hasta que su sucesor sea cualificado.

ONE MEMBER OF THE SCHOOL COMMITTEE AT-LARGE to serve for the term of four years, from the first Monday in January following his/her election, and until his/her successor is qualified.

UN MIEMBRO DE EL COMITE DE ESCUELA EN-GENERAL, para servir por un termino de cuatro anos, desde el primer lunes en Enero, despues de las elecciones, O'hasta que su sucesor sea cualificado.

SIX COUNCILORS AT LARGE, to serve for the term of two years, from the first Monday in January following their election, and until their successors are qualified.

SEIS, ASAMBLEISTAS EN-GENERAL, para servir un termino de dos anos, desde el primer lunes de Enero, despues de las elecciones, O'hasta que su sucesor se cualificado.

ONE COUNCILOR FROM EACH WARD, by and from the voters of each ward, to serve for the term of two years, from the first Monday in January following their election, and until their successors are qualified.

UN ASAMBLEISTA DE CADA BARRIO, por los votantes de cada barrio, para servir por el termino de dos anos, desde el primer lunes de Enero despues de elecciones, O'hasta que su sucesor se cualificado.

ONE MEMBER OF THE SCHOOL COMMITTEE FOR EACH WARD, by and from the voters of each ward, to serve for the term of two years, from the first Monday in January following their election, and until their successors are qualified.

UN MIEMBRO DE EL COMITE DE ESCUELA DE CADA BARRIO, por los votantes de cada barrio, para servir un termino de dos anos, desde el primer lunes de Enero, despues de las elecciones, O'hasta que su sucesor sea cualificado.

90. MURPHY-ROMBOLETTI - That the Polling Place for each of the voting precinct in the City of Holyoke for the Municipal Election to be held Tuesday, November 2, 2021, be and the same are hereby designated as follows:

ORDENA, que los lugares para cada recinto en la Ciudad de Holyoke para las Elecciones Municipal Esta que se llevaran a cabo el Martes, 2 de Noviembre 2021 sea y al igual, por este medio designado lo siguiente:

WARD ONE BARRIO UNO

PRECINCT A – Rosary Towers Recreation Room 21 Bowers St..

RECINTO A—Rosary Towers Recreation Room 21 de la Calle Bowers

PRECINCT B— Holyoke City Hall, 536 Dwight St.

RECINTO B— Holyoke City Hall, 536 Dwight St

WARD TWO BARRIO DOS

PRECINCT A—Morgan School Gym, South Bridge St. Entrance only

RECINTO A—Gimnasio de la Escuela Morgan, en la Calle So. Bridge solamente

PRECINCT B – Falcetti Towers, 475 Maple St.

RECINTO B – Falcetti Towers, 475 de la Calle Maple

WARD THREE BARRIO TRES

PRECINCT A & B – Metcalf School, 2019 Northampton St,

RECINTO A & B – Gimnasio de la Escuela Metcalf, 2019 de la Calle Northampton

PRECINCT B – Metcalf School Gym, 2019 Northampton St.

RECINTO B –Gimnasio de la Escuela Metcalf, 2019 de la Calle Northampton

WARD FOUR BARRIOS CUATRO

PRECINCT A& B – St. Paul’s Church Parish Center, Appleton St.

RECINTO A&B – St. Paul’s Church Parish Center, en la Calle Appleton

WARD FIVE BARRIOS CINCO

PRECINCT A – Lt. Elmer J. McMahon School Gym, Kane Rd.

RECINTO A—Gimnasio de la Escuela McMahon, en la Calle Kane

PRECINCT B – Maurice A. Donahue School Gym, Whiting Farms Rd.

RECINTO B—Gimnasio de la Escuela Donahue, en la Calle Whiting Farms

WARD SIX BARRIO SEIS

PRECINCT A&B – Sullivan School 400 Jarvis Ave.

RECINTO A&B – Escuela Sullivan, 400 de la Calle Jarvis

WARD SEVEN BARRIO SIETE

PRECINCT A&B - E. N. White School Gym, 1 Jefferson St.

PRECINTO A&B– Gimnasio de la Escuela E. N. White, 1 de la Calle Jefferson

91. MURPHY-ROMBOLETTI - Ordered that the City Council meeting of November 4, 2025 be rescheduled to November 6, 2025 due to the Municipal Election.
92. MURPHY-ROMBOLETTI - Ordered that the City install street signage identifying Bigelow Street from Cabot Street, in an effort to support nearby residents with the redirection of traffic due to ongoing Appleton Street bridge closures.
93. RIVERA, J. - ORDERED: That the City Council Rules be amended to change the current requirement during Public Comment which asks speakers to state their full residential address.
The rule shall be modified so that individuals wishing to speak during Public Comment are required to state only their name and city or town of residence (for example: “Jane Doe, Holyoke”).
Purpose:
This amendment is intended to encourage greater public participation while respecting

residents' privacy and safety. It ensures that speakers can engage in civic dialogue without fear of disclosing personal information publicly, while still confirming that they are members of the community.

94. RIVERA, J. - Order that the City Council Rules be amended to establish reasonable time limits for debate and discussion during full Council meetings.
Under this amendment:
Councilors shall be limited to no more than five (5) minutes per speaking turn on any given item.
The presiding Council President may allow one additional two (2) minute extension if requested and approved by majority consent.
The intention of this rule is to ensure that all Councilors have an equal opportunity to speak while keeping meetings efficient and respectful of time.
Purpose:
This order seeks to improve meeting efficiency, ensure fairness in discussion, and promote a more productive flow of business. It also encourages concise, focused debate while maintaining opportunities for all members to participate.
95. Vacon, Jourdain- ORDER: request our outside auditor provide an update on the status of the 2023 & 2024 audits, in person or by written update as soon as possible.
96. VACON - ORDER: that the city solicitor provide a written legal opinion re: the ruling of the solicitors office (see email from Mayor Garcia below) on the validity of the approval of order for the \$137,000 transfer (item 41) on the agenda of the 10/7/25 City Council meeting. Earlier in the meeting, the item had been voted to be referred to Finance Committee. At the end of the meeting, first a vote to reconsider was required to be approved, then a vote to pass the second reading to allow the item to pass, but it appears from my review of the audio tape that only a motion to reconsider was considered and approved. It appears no Motion to pass the second reading as required by the Charter was ever stated and no vote followed the reconsideration vote. I did not vote to approve a transfer as stated in my email to our City Clerk, Admin Assist & forwarded to Attny Bissonnette on October 9, 2025. Also, City Solicitor, please provide a written opinion on the fact that based on the two voted time extensions of ten minutes each, that the vote to reconsider itself occurred a full ten minutes after the meeting had been automatically adjourned by operation of council rules. If the last minute vote occurred after adjournment then is the item still in the Finance Committee based on the valid vote from earlier in the meeting? See below: video of vote on item #41 & emails from law department & mayor. The video portion below includes the actual language.
97. VACON - ORDER: That the Board of Health provide the City Council with an update on the effects of marijuana on the physical & mental health of residents use since "legalization in MA". Please send to Public Safety Committee.
98. Bartley- DPW install street signage for Bigelow St on the Cabot St side. Presently there's no street sign and since both bridges are closed on the Appleton St end of Bigelow there's no marker to identify the street. Receive, adopt, refer to DPW. Refer to public safety committee for followup.
99. Bartley- That the Dpw install a Handicap parking sign for Anny Portes of 18 Clark St

100. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, FIVE THOUSAND and 00/100 Dollars (\$5,000.00) as follows:
FROM

11611-51210 ELECTIONS OFFICERS		\$5,000
	TOTAL	\$5,000

TO:

11612-53030 PRINT/BINDING		\$5,000
	TOTAL	\$5,000

101. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWO THOUSAND AND 00/100 Dollars (\$2,000) as follows:
FROM

11751-51105 SR PROJECT MANAGER	\$2,000
TOTAL	\$2,000
TO:	
11751-51300 OPED OVERTIME	\$2,000
TOTAL TOTAL	

102. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, THREE THOUSAND THREE HUNDRED TWENTY TWO AND 00/100 Dollars (\$3,322) as follows:
FROM

14211-51103 DPW OFFICE MANAGER	\$3,322
TOTAL	\$3,322

TO:

14251-51101 FOREMAN-HIGHWAYS	\$2,201
14301-51106 WASTE/RECYCLE COORDINATOR	1,121
TOTAL	\$3,322

103. Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "FY26 EEA MUNICIPAL VULNERABILITY PREPAREDNESS PROGRAM-HOLYOKE WASTEWATER SYSTEM VULNERABILITY ASSESSMENT, ADAPTION PLAN, & GREEN INFRASTRUCTURE, \$390,000, 10% IN KIND MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

104. Devine- Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASSDOT RECTANGULAR RAPID FLASHING BEACON (RRFB) PEDESTRIAN CROSSWALK ASSEMBLIES DONATION, 2

ASSEMBLIES, ESTIMATED VALUE \$13,250, " and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation.

105. Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "FY2026 DAM & SEAWALL PROGRAM: DESIGN & PERMIT GRANT, \$250,000, 10% MATCH (\$25,000)" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

106. DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWENTY FIVE THOUSAND AND 00/100 Dollars (\$25,000) as follows:
FROM

19121-51996 WORKERS COMP		\$25,000
	TOTAL	\$25,000
TO:		
DAM & SEAWALL PROGRAM: DESIGN & PERMIT		\$25,000
GRANT MATCH		
	TOTAL	\$25,000

LATE FILED ORDERS AND COMMUNICATIONS

Addendum:

Per City Council rule 2B, meeting shall end by 10 PM unless an extension is approved by a two-thirds majority of those present. If any items remain, those items will be added to the beginning of the next regular meeting.

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting.

Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law

City Clerk

REGULAR MEETING OF THE CITY COUNCIL

September 17, 2025

The meeting was called to order by President Murphy-Romboletti at 7:07 p.m.

The Clerk called the roll. Absent Members: 2 (Devine, J. Rivera) Present Members in person: 10 (Bartley, Givner, Greaney, Jourdain, Magrath-Smith, Murphy-Romboletti, Ocasio, I. Rivera, Sullivan, Vacon). Present Members on Zoom: 1 (Anderson-Burgos)

The Pledge of Allegiance was recited.

The name of Councilor I. Rivera was pulled to head the roll call voting.

Motion was made and seconded to take a roll call vote that for the purposes of this meeting would be applicable to all motions to refer items to committee, remove items from the table, place items on the table, package items together, comply with items, or suspend the rules unless there is an objection.

PUBLIC COMMENT

(2:20)

Claire, Holyoke, stated that she would refrain from giving more personal private information as it was her right protected under the 4th Amendment, which provided the right of people to be secure in their persons, houses, papers, and effects against unreasonable searches seizures. She added that Katz v. United States provided case law supporting private citizens had a reasonable expectation of privacy whether or not there was physical trespass. She also stated that Part 3, Title 1, Chapter 214, Section B of Massachusetts General Laws said that people had a right against unreasonable substantial or serious interference with privacy. She emphasized that oaths taken by officials held them to the Constitution and Massachusetts General Laws, and that they had to obey lawful orders of superior officers. She then stated that a member of the body recently broke those protections, and she stated that she would not back down from holding that person accountable. She then questioned making sweeping changes to the charter without a public process and suggested adding one more if that was going to happen.

Councilor Bartley stated that 3 members of the public in the audience had items before the Council and asked if those items could be taken up out of order.

Motion was made and seconded to suspend the necessary rules to take up items 50 through 52 out of order as a package.

The Committee on Finance to whom was referred an order That the City appropriate the amount of Eight Million Six Hundred Ninety One Thousand Four Hundred and Five (\$8,691,405) Dollars for the purpose of paying costs of a replacement of the Kelly Elementary School Roof, located at 216 West St, Holyoke, MA 01040. This replacement consists of the removal of existing EPDM roof and installing 68,000 SF of PVC membrane during the summer of 2026, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve

an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia.

To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order That the City appropriate the amount of Four Million Four Hundred Ninety Eight Thousand Four Hundred Ninety-Seven (\$4,498,497) Dollars for the purpose of paying costs of a replacement of the Lt. Elmer J. McMahon Elementary School Roof, located at 75 Kane Rd, Holyoke, MA 01040. This replacement consists of the removal of existing EPDM roof and installing 35,000 SF of PVC membrane during the summer of 2026, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the

MSBA.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order That the City appropriate the amount of Twelve Million Nine Hundred Forty-Five Thousand Six Hundred Ninety-Seven Dollars (\$12,945,697) for the purpose of paying costs of a replacement of the Holyoke High School Roof, located at 500 Beech St, Holyoke, MA 01040. This replacement consists of the removal of existing EPDM roof and installing 168,000 SF of PVC membrane during the summer of 2026, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of Mayor Joshua Garcia.

To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. Chapter 44 or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; provided that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) eighty percent (80%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA.

FURTHER ORDERED: That the Treasurer is authorized to file an application to qualify under Chapter 44A of the General Laws any and all of the bonds or notes authorized to be issued pursuant to this Order, and to provide such information and execute such documents as may be required for such purposes.

FURTHER ORDERED: That there shall be no change in the purpose of this bond authorization without prior vote of approval by the Holyoke City Council

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Jourdain stated that Mr. Sheedy presented on the replacement of roofs for 3 of the schools. He then explained that the improvements at Kelly School would replace the roof, as well as provide ADA improvements. He also stated that the city had a good shot at getting 80% reimbursement from the state. He added that the schools were in the poor condition category. He also stated that the roof at McMahon was in desperate need of repair. He further stated that the rooftop at Holyoke High School had some improvements in 2012 during a previous renovation, but this would provide improvements to the entire roof. He then stated things were going well with costs, with things coming in under budget at Peck, and there was a hope that a competitive process would lead to costs coming in lower for these projects. He added that these projects should put the roofs in good shape for another 20-25 years.

Councilor Givner was encouraged to hear about the ADA improvements. She noted that while Holyoke High did not qualify for reimbursed ADA improvements, Kelly and McMahon were approved for 80% reimbursement.

Councilor Bartley asked if these would commence during the summer of 2026. He also asked if there was discussion of the city's bond capacity.

Councilor Jourdain stated that they didn't have an update from bond counsel, but he did not expect these would have been able to be brought forward by the Mayor and Treasurer without the city having the capacity.

Councilor Givner confirmed the projects would take place in the summer of 2026.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Councilor Sullivan raised a point of order, asking if a separate vote was needed for each of these.

Motion was made and seconded to suspend the necessary rules to allow Sean Sheedy, HPS Director of Facilities and Maintenance, to address the Council.

Sean Sheedy, HPS Building Maintenance Administrator, stated that each agenda item needed to have its own vote and they could not be packaged together.

Motion was made and seconded to reconsider the previous action.

Motion was made and seconded to pass the second reading on item 50 and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Motion was made and seconded to pass the second reading on item 51 and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Motion was made and seconded to pass the second reading on item 52 and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Motion was made and seconded to suspend the necessary rules to take up item 53 out of order.

The Committee on Development and Governmental Relations to whom was referred a Petition from Raul Montes of 33 Mountainview St. Springfield for a Street Vendor Permit

have considered the same and Recommended that the petition be granted with the following conditions:

That the hours of operation would be 9 a.m. - 5 p.m

That the applicant confirm approval from the Board of Health and that the applicant confirm that the fee to the Board of Health has been paid.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the applicant was complete with required documents from the Board of Health.

Councilor Bartley asked if this would be 7 days of the week.

Councilor Givner clarified that it would be Monday through Saturday.

Motion was made and seconded to amend the recommendation to specify the dates would be Monday through Saturday.

---> Report of Committee received and recommendation as amended Adopted on a call of the roll of the yeas and nays-- Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Motion was made and seconded to suspend the necessary rules to take up item 60 out of order.

The Committee on Development and Governmental Relations to whom was referred an order that the City Council authorize a sale of Holyoke Assessors Parcel 010-00-002, Cabot Street, Holyoke, MA to Jose A. Santos Suarez for \$1,000.00. After the property was declared by the City Council to be surplus on October 6, 2020, the City sent notices to abutters that the property was available for sale. The City received a response from Mr. Santos Suarez as the only responding abutter. The property is valued under the procurement threshold.

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the parcel was in between the property Mr. Suarez owned and one owned by a relative, and they had been upkeeping the property for years. She added that they wanted to own it so that they could put in a fence and beautify it to keep the space from becoming a cut through for people in the neighborhood.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Motion was made and seconded to suspend the necessary rules to take up item 58 out of order.

The Committee on Development and Governmental Relations to whom was referred an order that the reverter requirement for the transfer of the property located at 689 Main Street, Holyoke, Massachusetts be removed from the conditions related to the transfer of the property from Jahjan, LLC to Richard Kowalski, or his assignee, for the development of a self storage facility. The City Council approved the transfer in May, 2024, however a reverter requirement was included.

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Bartley stated that he would abstain from discussion and vote on this item.

Councilor Givner stated that this was a complex situation which was explained by the attorney for Mr. Kowalski. She then deferred to Councilor Anderson-Burgos as he had been working with the parties on this.

Councilor Anderson-Burgos explained that the current owner bought the property 6-7 years ago with the intention to develop on it but ran into a lot of red tape and barriers after spending over \$60,000 to remove underground gas tanks. He then stated that the buyer was planning to turn it into a storage facility but could not get funding because the bank providing the loan did not want it to have the reverter clause. He then emphasized the importance of bringing business into Holyoke and not making it more difficult.

Councilor Greaney asked if Jahjan, LLC was a misspelling, noting that several properties in Holyoke were owned by a Jahjuan.

Councilor Anderson-Burgos stated that this buyer also owned R&R Variety on Sargeant Street, a gas station on South Street, among multiple properties in the city, and they were all well maintained.

Councilor Givner noted that the committee approved the order unanimously.

Councilor Jourdain asked if any departments voiced concerns about approving it.

Councilor Givner stated that OPED and the Law Department were in attendance, and they explained that while reverters were generally in place to protect the city, the reverter on this had been a hinderance and was causing a lot of harm.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 10--Nays 0--Absent 2 (Devine, J. Rivera)--Abstain 1 (Bartley).

REGULAR AND PENDING EXECUTIVE SESSION MINUTES

(32:40)

Motion was made and seconded to remove item 1 from the table.

June 11, 2024 and September 4, 2024 Executive Session Minutes - Reviewed and ready for partial release as of August 5, 2025

UNDER DISCUSSION:

Councilor Vacon made a motion to release the portion of the June 11, 2024 minutes other than cannabis sections the Law Department recommended to remain redacted. Councilor Bartley seconded the motion.

Councilor Vacon made a motion to release the portion of the September 4, 2024 minutes other than cannabis sections the Law Department recommended to remain redacted. Councilor Bartley seconded the motion.

---> Released partially other than those sections recommended for redaction by the Law Department and those sections laid on the table.

Motion was made and seconded to remove item 2 from the table.

December 9, 2024 Finance Committee Executive Session Minutes - Reviewed and withheld in entirety as of August 5, 2025

UNDER DISCUSSION:

Councilor Vacon stated that the Law Department recommended keeping these minutes unreleased.

Councilor Bartley suggested returning these to the Law Department and having them advise on when they could be released. He then questioned having them laid on the table.

Councilor Vacon expressed a preference to see them laid on the table in order to avoid losing track of them.

---> Withheld in entirety and laid on the table.

Motion was made and seconded to remove item 3 from the table.

April 15, 2025 Executive Session minutes - not yet reviewed.

UNDER DISCUSSION:

Councilor Vacon made a motion to release the discussions on items 3, 5, 6, 7, 8, and 9, and items 1, 2, 4, and 5 would remain redacted as was recommended by the Law Department. Councilor Bartley seconded the motion.

---> Released partially other than those sections recommended for redaction by the Law Department and those sections laid on the table.

From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos, meeting minutes from September 2, 2025.

Councilor Jourdain noted that in the last meeting, Rick Purcell made a point during public comment that he (Councilor Jourdain) had filed an order for public comment, adding that he never said that. He then stated that while it was true it was former councilor, Aaron Vega, filed it, he clarified that he held lead the support for adoption of a public comment period while he was President of the Council. He reiterated that he never said he was the one to file the order but worked to help people feel comfortable adding it.

Councilor Bartley asked if the minutes needed to be amended.

Councilor Jourdain stated that Mr. Purcell said what he said, but he wanted to clarify the claim that was made.

---> Received and Adopted.

LAI D ON THE TABLE

(41:40)

From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos, minutes of February 18, 2025 meeting.

---> Laid on the table.

Motion was made and seconded to remove item 6 from the table.

The Committee on Development and Governmental Relations to whom was referred a communication From Adam Mulcahy and Christina Guesk-Notification of Intent to sell under MGL
Recommended that the order be referred to the full Council without recommendation.

UNDER DISCUSSION:

Councilor Bartley stated that the time had expired under 61A so there was nothing that could be done

about it.

---> Given a leave to withdraw.

Motion was made and seconded to remove item 7 from the table.

The Committee on Development and Governmental Relations to whom was referred a communication From Kestrel Land Trust, letter regarding right of first refusal for Mountain Road parcel under Chapter 61A

Recommended that the order be referred to the full Council without recommendation.

UNDER DISCUSSION:

Councilor Bartley stated that this was related to the previous item.

---> Received.

Motion was made and seconded to remove item 8 from the table.

The Committee on Ordinance to whom was referred an order That schedules B and C of ordinance 2-35 be updated as appropriate with competitive salaries to attract and retain employees.

Recommended that changes to the Mayor, Council, and Council President in Salary Schedule B be referred to the full Council without recommendation.

*Updates to Schedule C adopted September 2, 2025

UNDER DISCUSSION:

Councilor Jourdain expressed his recollection that this came up to the final vote at the last meeting and then was reconsidered and laid on the table. He then made a motion to ordain to see where it goes.

Councilor Bartley seconded the motion.

Councilor Magrath-Smith suggested that this was becoming a distraction, with concern that the Council wanted to support this completely. She then stated that it appeared to be a nonstarter and questioned if the Council could consider other options with smaller raises. She emphasized that she had not heard from one person on the Council that supported the drastic increase for the Mayor, and expressed frustration that the misinformation and confusion in the general public had not been helpful. She agreed with Councilor Jourdain's suggestion to take a vote and put the matter to bed.

Councilor I. Rivera made a motion to send the item back to Ordinance and so it could be followed up on by the next Ordinance chair at the right time rather than some people feeling like it was being pushed through. Councilor Anderson-Burgos seconded the motion.

Councilor Jourdain stated that it was important to vote on it so the public knew where everyone stood on a 40% increase for the Council and a 30% increase for the Mayor. He added that the Mayor had stated he was opposed to it. He then stated that his previous statement had been misinterpreted, emphasizing that he never said the Mayor asked for a 30% increase, noting the Mayor had a post out making that claim. He then stated this was not the time for these increases.

President Murphy-Romboletti emphasized that there was already an hour long discussion in committee and asked that the item either go back to committee or a vote be taken on it. She then stated that the motion on the floor was to ordain.

Councilor I. Rivera clarified that he made a motion to send it back to committee, and it was seconded by Councilor Anderson-Burgos.

President Murphy-Romboletti clarified that the motion on the floor was to refer it back to the Ordinance Committee.

Councilor I. Rivera stated that there was no game being played and a lot of work had been done by the Personnel Director to get the information. He then suggested that trying push it through didn't make sense.

Councilor Vacon expressed her recollection that the order did not pass at the last meeting and the vote should have just been accepted.

---> Motion to refer back to Ordinance Committee failed on a call of the roll of the yeas and nays--Yeas 3 (Anderson-Burgos, Givner, I. Rivera)--Nays 8--Absent 2 (Devine, J. Rivera).

---> Report of Committee received and the Ordinance passed its first reading.

The Ordinance passed its second reading.

The Ordinance was passed to be enrolled.

The Committee has considered the same and find that it is truly and properly enrolled.

Report of Enrollment received.

The Ordinance was passed to be Ordained and Denied on a call of the roll of the yeas and nays--Yeas 2 (Givner, Murphy-Romboletti)--Nays 9--Absent 2 (Devine, J. Rivera).

President Murphy-Romboletti clarified that item 9 was actually the item that was voted on at the last meeting and reconsidered.

Motion was made and seconded to remove item 9 from the table.

The Committee on Ordinance to whom was referred an order that the residency requirement for the CPO/Purchasing Director position be removed.

Recommended that the order, through a waiver option, be adopted.

UNDER DISCUSSION:

Councilor I. Rivera stated that they were looking to grant a waiver to the current Purchasing Director who did not live in the city to avoid losing the employee. He emphasized that it would not be set in stone and would only apply to the current employee.

---> The Ordinance was passed to be enrolled.

The Committee has considered the same and find that it is truly and properly enrolled.

Report of Enrollment received.

The Ordinance was passed to be Ordained and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Councilor Bartley raised a point of order, explaining that items 10 through 23 were tabled at the last meeting because of time constraints. He then asked what the will of the body was.

Councilor Jourdain stated that the Ordinance Committee was still doing its thing.

Councilor Magrath-Smith stated that these were tabled in order to wait for some items to come out of Ordinance.

Councilor Jourdain expressed agreement.

The Committee on Charter and Rules to whom was referred an order that the following Charter Change be adopted:

Charter Sec. 39. - City solicitor.

AMEND

FROM:

The city solicitor shall perform those all legal services in which the city is interested and attend to all proceedings at law or in equity to which the city is a party, and to all claims made to the city council. For these purposes he shall have sole charge of all such matters and proceedings. He shall give in writing his legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.

TO:

The city solicitor shall perform those legal services in the city as the city council shall establish by ordinance. He or she shall give in writing their legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his or her opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order That Charter Sections 19 and 34 be amended and elsewhere as appropriate to allow for all appointments to the Fire Commission and DPW Commission to be appointed by the Mayor subject to confirmation by the City Council.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 13 of the Holyoke Charter - Rules of city council; president pro tempore; method of sitting; journal; roll-call votes; quorum; general powers; no compensation. - be amended using the attached language.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 14 of the Holyoke Charter - Transactions by council or members in behalf of city prohibited, except in case of veterans' aid - be amended using the attached language.

Recommended that the order be referred to the full Council without recommendation.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 22 of the Holyoke Charter - Power as to laying out, etc., of streets; damages; ordinances, etc., involving expenditures in excess of two hundred dollars.- be amended using the attached language

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 24 of the Holyoke Charter -Presentation of ordinances, orders, etc., to mayor; approval; veto; passage over veto - be amended using the attached language
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order That section 41 of the Holyoke Charter be deleted.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 49 of the Holyoke Charter - Transfers of appropriations; authorization of expenditures without appropriation; approval of bills, pay rolls and vouchers; fiscal year. - be amended using the attached language.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 53 of the Holyoke Charter -Loans, bonds and notes. - be amended using the attached language.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that the City of Holyoke shall create an Administrative and Finance Department. Said acceptance shall be subject to implementation by city ordinance and any necessary amendments to the City Charter. This order shall be referred concurrently to Charter and Rules and Ordinance to be considered jointly, with recommendations regarding implementation to be reported back to the City Council jointly. See attached: Municipal Modernization Act of 2025.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that City Council adopt the attached Substitute Municipal Modernization Ordinance
Recommended that the order be received. UNDER DISCUSSION:
Councilor Magrath-Smith
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order With community support, order that the following section of our Codes of Ordinances and charter be updated to reflect use of email as sufficient for special meeting notice:
Sec. 12. – Special meetings of city council.
The mayor may at any time call a special meeting of the city council by public posting through the city website along with written notifications thereof, together with a statement of the subjects to be considered thereat, to be deposited in the post office, postpaid and addressed to the persons to be notified, at least forty-eight hours before the time appointed for such meeting, or to be left at the usual place of residence of each member of the council, by email at least forty-eight hours before the time appointed for such meeting.
(Acts 1965, c. 187; Acts 1992, c. 189)

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order Charter changes related to Municipal Modernization Package be adopted.

Recommended that the order has been complied with.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that Rule 8M please be amended as follows:

Current:

M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars, shall require for its passage the affirmative votes of a majority of all members of the City Council.

Every such ordinance, order, resolution, or vote shall be read twice, with an interval of at least three days between the two readings, before being finally passed; and the vote at its final passage shall be taken by roll call; provided, however, that upon and after the written recommendation of the Mayor, the City Council may pass such ordinance, order, resolution, or vote on the same day by a two-thirds yea and nay vote. {See City Charter s. 22}

New:

M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars shall be considered as adopted by final action of the City Council only after passing the following two votes: (1) Motion to pass the first reading by a majority of all the members of the City Council, and (2) Motion to pass the second reading by a majority of all the members of the City Council on a roll call vote. Notwithstanding the preceding, if the Motion to pass the first reading and the Motion to pass the second reading occur within three days of each other then the Motion to pass the second reading shall require a two thirds majority of all the members of the City Council to be adopted. [Reference: City Charter Section 22, and MG.L. c. 44 § 1]

Recommended that the order be adopted.

---> Laid on the table.

Motion was made and seconded to suspend the necessary rules to take up items 24 and 77 as a package.

(Late filed due to Clerk) From Councilor Sullivan- House Bill #3754

---> Received and Adopted.

Sullivan-Ordered that the Holyoke City Council adopt a resolution in support of House Bill #3754 An Act Relative to Traffic Regulation Using Road Safety Cameras. This bill is specifically crafted to target red light violations only.

UNDER DISCUSSION:

Councilor Sullivan asked that the Council pass the resolution without sending it to committee. He then explained it was in support of a bill that was coming before the House for the third time. He emphasized there was a short amount of time before they were done for the year. He then stated if approved by the state, it would come back to cities to adopt the state law. He further explained this was to allow red light monitoring which was currently not legal in the state. He emphasized there was a recent accident where someone running a red light hit a school transport vehicle.

Councilor Magrath-Smith stated that she generally agreed, but had concerns about taking final action noting that the order stated it was about targeting red light violations, but the actual bill focused on other violations as well, including speeding, construction zone violations, and obstruction violations. She then suggested amending the order to remove that final line.

Councilor Sullivan stated he would be fine with removing that.

Councilor Vacon stated that she saw that sentence as merely explanatory and made a motion to delete the last sentence refencing red light violations. Councilor Bartley seconded the motion. Motion adopted.

Councilor Jourdain asked what the local option approval would look like later on. He also asked if there would be a process for the public.

Councilor Sullivan stated that the House bill was 16 pages long and there was a process.

Councilor Jourdain stated that he wanted to ensure the Council would have a say if the bill passed.

Councilor Sullivan stated that was correct.

Councilor Greaney emphasized this was just a resolution to support the bill.
---> Received and Adopted. Copy to State Delegation.

COMMUNICATIONS

(1:06:20)

From City Solicitor Lisa Ball, Settlement Agreement between The City of Holyoke and the UPSEU Holyoke Public Works Supervisors Local 424, Unit MADIV111
---> Received and referred to the Finance Committee.

From City Solicitor Lisa Ball, Settlement by and between the City of Holyoke and NAGE R1-180 Clerical Union
---> Received and referred to the Finance Committee.

FROM CITY AUDITOR, TANYA WDOWIAK: MAYOR'S FY2026 SUPPLEMENTAL BUDGET
COMMUNICATION AND BUDGET BOOK

President Murphy-Romboletti asked if this should be laid on the table, the same as with the Mayor's budget submission.

Councilor Jourdain stated there were a lot of edits that the Council needed to vote on, and it may be easier to handle it in Finance.
---> Received and referred to the Finance Committee.

Letter from Laura Wilson, Chair of Parking Advisory Board
---> Received and referred to the Ordinance Committee.

Motion was made and seconded to suspend the necessary rules to take up items 29 through 32 as a package.

From Yoni Glogower, Conservation Commission, Letter regarding Ch 61A for 957 Homestead
---> Received.

From Davin Pasek, letter to DGR Committee for 203 West Franklin SP application
---> Received.

BOH permit for 1 Meadow Street home bakery and Business certificate for 1 Meadow Street home bakery
---> Received.

Summary of Certified Project & Special Tax Assessment Application for AM Lithography

Councilor Givner stated that items 29 through 32 were sent in as communications for the recent DGR meeting.
---> Received.

Health Benefit Meeting Minutes-July 21, 2025
---> Received.

FROM CITY AUDITOR, TANYA WDOWIAK: FY2026 GENERAL FUND AND SEWER ENTERPRISE
YEAR TO DATE EXPENSE VS BUDGET REPORTS AS OF 9-15-2025
---> Received.

PETITIONS

(1:10:30)

Petition to Accept Old Bassett Road as a Public Way

Councilor Bartley stated that it should go to the Board of Public Works.

Councilor Magrath-Smith asked if it also needed to go to Ordinance.

Councilor Bartley that the Board of Public Works would need to come back with an opinion.

Councilor Jourdain expressed his understanding that Public Safety with the DPW made these decisions.

President Murphy-Romboletti stated that the Rules said Public Safety.

Councilor Magrath-Smith clarified that if a road was being laid out or accepted, it went to Ordinance, but if it was the safety or paving of a road, it was supposed to go to Public Safety.

Councilor Jourdain emphasized that items could be sent to any committee the body wanted.

President Murphy-Romboletti expressed her understanding that the Board of Public Works held a hearing first.

Councilor Bartley stated that they do.

Councilor Magrath-Smith made a motion to refer item 35 to the Board of Public Works.

Councilor Jourdain noted that the rule regarding the Public Safety included the “adoption of abandonment of any public way or the change of any name of any public or private way.” He reiterated the body could do it any way it wanted.

Councilor Vacon stated it depended on how long everyone wanted it to take, recalling that she filed an order took over a year when it went to Public Safety, then to the Board of Public Works, and then to Ordinance. She suggested the Board of Public Works to hold a hearing was a good place to start.
---> Received and referred to the Board of Public Works.

Motion was made and seconded to suspend the necessary rules to take up items 36 and Late File 85 as a package.

Petition from Edward Owen of 78 Hell St. West Springfield for a zone change at 120 Front St. Current Zone BC Proposed Zone IG

Councilor Bartley made a motion to deny the zone change, as well as a motion to receive the letter.

Councilor Jourdain asked why this wouldn't be given a leave to withdraw as opposed to a denial, emphasized there was a significant difference between the two. He then explained that with a denial, they would be barred for at least two years unless they got a waiver from the Planning Board if they recommended approval. He expressed his understanding this was coming in for the first time.

President Murphy-Romboletti explained that Davin Pasek in the Building Department told Mr. Owen he didn't need the zone change.

Councilor Jourdain stated that Mr. Owen was withdrawing his application and it didn't need a denial.

Councilor Bartley stated that he sought to deny because of the significance of the zone, specifically with its relationship to the apartments just developed near there. He emphasized that that IG zone would allow certain activities there, including marijuana businesses, and he did not want to see those in close proximity to Lyman Terrace.

Councilor Jourdain asked if the application was to put in cannabis.

Councilor Bartley stated that nobody said that.

Councilor Greaney called the question.

President Murphy-Romboletti stated that the motion on the floor was to deny.

Councilor Jourdain made a motion to give the item a leave to withdraw. He then reiterated that the applicant has asked that the application be retracted on the same night it was first coming before the Council, and he questioned why anyone would want to stick it to the applicant. Councilor Greaney seconded the motion.

Councilor Vacon explained that the letter stated that the applicant did not need a zone change to do what he was looking to do.

Councilor Bartley expressed support for giving the item a leave to withdraw but took umbrage with the claim he wanted to stick it to anyone. He added that he knew the applicant as a sincere businessman who had been before the Council many times.

---> Received and given a leave to withdraw at the petitioner's request.

From Edward Owen, request to withdraw zone change application for 120 Front Street, with attached Building Department zoning verification letter.

---> Received.

Motion was made and seconded to suspend the necessary rules to take up items 37 and 38 as a package.

Petition from Rev Randell Bessette of 1810 Northampton St. for a Second Hand License.

---> Received and referred to the Finance Committee.

Petition from Francisco Grabiél Velez Vega of 214 Elm St. for a Street Vendor License

---> Received and referred to the Development and Governmental Relations Committee.

PRESIDENT'S REPORT

(1:22:40)

President Murphy-Romboletti stated that a delegation from Holyoke's sister city of Tralee, Ireland was in visiting. She stated that they were shown around Holyoke, and it was an opportunity to build a relationship with them.

She also stated that Senior Fest took place, and she thanked Parks and Rec as well the Senior Center for all of the work they put into it.

She added that a delegation from the city would be visiting Selinas in Puerto Rico to compete against each other in a volleyball game.

Councilor Bartley stated that the 13th Holyoke Day the Big E took place the day before. He emphasized how much pride he took in getting that started. He thanked everyone who participated.

Councilor Magrath-Smith commended the Holyoke Police Department, Fire Department, HG&E, Emergency Management, DPW and others for their response to recent storm damage in the city. She emphasized how impressed people in the city were to the speed of the response.

Councilor Vacon stated that Holyoke was recognized on the evening weather forecast with a good shot of a sunset she got.

Councilor Jourdain stated that he was not looking to infer Councilor Bartley was trying to stick it to anyone.

Councilor Sullivan stated that former councilor, James Leahy, had some of the worst damage from the storm, with his car being smashed and two trees coming down on the roof of his house.

Councilor Greaney stated that he spoke with Mr. Leahy and understood things were cleaned up pretty quickly.

President Murphy-Romboletti offered a reminder that HG&E was switching their bill payment platform, and people would need to set things up again if they had autopay.

Councilor Vacon asked for a moment of silence in honor of Charlie Kirk.

A moment of silence was observed in honor of Charlie Kirk.

Councilor Anderson-Burgos asked for a moment of silence in honor of Trey Reed, a student in Mississippi found hanging from a tree.

A moment of silence was observed in honor of Trey Reed.

REPORTS OF COMMITTEES

(1:27:30)

The Committee on Ordinance to whom was referred an order that the Personnel Department and Law Department work in conjunction to update the following ordinances to reflect a modern Human Resources Department:

Article I

30-1 (a), 82-4 (c), 82-5 (c)

Article II Division I

2-40 (a), 2-43 (e) (k), 2-64, 2-66 b (3), 2-67 (a), 2-69 (h)

Article II Division II

2-86

Article II Division VI

2-182 b (3) e (2)

Article III Division II

2-311 a, b, c, d, 2-312 a, b (21), 2-313, 2-314

Article IV
2-422 (b)

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

UNDER DISCUSSION:

Councilor I. Rivera stated that this was requested by the Personnel Director to update the terminology from Personnel to Human Resources. He noted that Ms. Curran attended a lot of conferences and found Holyoke was one of the only communities still using the term Personnel.

Councilor Vacon asked if the only change was the title.

President Murphy-Romboletti stated that it was.

---> Report of Committee on received and the Ordinance passed its first reading.

The Ordinance passed its second reading.

The Ordinance was passed to be enrolled.

The Committee has considered the same and find that it is truly and properly enrolled.

Report of Enrollment received.

The Ordinance was passed to be Ordained and Adopted on a call of the roll of the yeas and nays--
Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

(1:29:40)

The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the REVISED "FY2023 SAFE STREETS AND ROADS FOR ALL, \$197,850, LOCAL FUNDS \$24,570 / IN KIND MATCH \$15,000" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine

Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the grant would help with a review of all city intersections in order to decide how to use a Planning grant to address problem intersections. She added that data from MassDOT showed where some of the most problematic intersections were. She added that the matching funds from a Smart Growth grant. She then explained that citywide crash data as well as community engagement would help decide which intersections had the most needs. She noted that questions came up if the funding for the rotary project on Beech Street could be used for other projects, but it was confirmed that funding was specific to that project and could not be used for anything else.

Councilor Bartley asked if the \$24,570 in local funds had been identified.

Councilor Givner stated that they would come from staff time.

Councilor Bartley noted that the grant showed an in kind match of \$15,000 and local funds of \$24,570.

Councilor Givner clarified that a Smart Growth grant had a remaining balance, and those funds would be used for the local funds match.

President Murphy-Romboletti stated that was her understanding as well.

Councilor Sullivan stated that was correct.

Councilor Bartley stated he was good as long as the funds were identified.

Councilor Jourdain emphasized that this was a federal grant.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that there be and is hereby appropriated by transfer in the fiscal year 2026, FIFTY FIVE THOUSAND AND 00/100 Dollars (\$55,000) as follows:

FROM

11751-51105 SR PROJECT MANAGER	\$55,000
TOTAL	\$55,000

TO:

11751-51223 DEVELOPMENT SPECIALIST	\$55,000
TOTAL	\$55,000

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the funding was to hire someone in the lower grade position and allow them to train to eventually move up to the higher grade position.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE THOUSAND THREE HUNDRED FORTY-TWO AND 11/100 Dollars (\$9,342.11) as follows:

FROM

12401-51103 CHIEF INSPECTOR OF WIRES	\$9,342.11
TOTAL \$9,342.11	

TO:

12402-53050 INSPECTIONS-ELECTRIC	\$9,342.11
TOTAL \$9,342.11	

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the chief inspector had been on disability since May, and those benefits were paid out by the union. She then explained that the funding was being transferred to pay the backup inspector.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that the amount of THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars (\$3,250.00) be authorized from the BUILDING Department's ELECTRICAL INSPECTIONS (12402-53050) appropriation in fiscal year 2026 for services rendered in fiscal year 2025 which were unencumbered at the 2025 fiscal year end.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the backup inspector submitted a bill after the end of the deadline for FY2025, missing the deadline by an hour. She noted that the inspector was replaced due to health issues.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASSACHUSETTS SAFE & SUCCESSFUL YOUTH INITIATIVE (SSYI), \$709,700, NO MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated the no match grant was administered over 3 years at \$100,000 a year in collaboration with services through Roca, MassHire, and a couple other organizations.

Councilor Bartley emphasized this was a significant grant with wonderful possible benefits for the city, including anti-gang intervention. He added that he had met wonderful people at Roca who turned lives of young people around.

Councilor I. Rivera stated that grants like this allowed him to work with organizations like SSYI (Safe and Successful Youth Initiative) when he first got out of prison, giving him a chance to build himself up.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "FY23 COPS OFFICE ANTI-HEROIN TASK FORCE PROGRAM, \$10,000, NO MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the grant would be used for overtime pay in the Police Department for opioid related work in the city.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Finance to whom was referred an order that there be and is hereby appropriated by transfer in the fiscal year 2026, TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$250,000) as follows:

FROM

12101-51117 DISPATCH	\$ 50,000
12101-51105 SERGEANTS	50,000
12101-51107 PATROLMEN	100,000
12101-51103 CAPTAINS	50,000
TOTAL	\$250,000

TO:

12101-51300 HPD OVERTIME	\$250,000
TOTAL	\$250,000

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan

Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that the Police Department still had \$176,000 in their overtime budget and they expected this \$250,000 to last them through the winter. She added that the department was \$62,000 ahead of where they were in terms of overtime expended from where they were the previous year, adding that Chief Keenan emphasized he was helping save and manage money.

Councilor Sullivan clarified that they were \$62,000 under where they were the previous year.

Councilor Givner confirmed that was accurate.

Councilor Bartley asked if he heard correctly there was \$197,000 left in the overtime budget.

Councilor Givner clarified they had \$176,000 on hand and this added to the total should last them through the winter. She noted this was a little over her head so encouraged watching the recording of the meeting to better understand it.

Councilor Bartley stated this was a typical HPD transfer coming from money already budgeted in the salary lines, and now the Chief was asking to take money budgeted for boots on the ground and have it put into overtime. He then expressed frustration that this happened every fiscal year and the Council always rubberstamped it. He then questioned the Chief giving himself a pat on the back for saving money when money the Council was told was needed for the salary lines would really be needed for overtime. He reiterated that was not specific to this chief but that it happened every year. He suggested having more straightforward information come budget time.

Councilor Givner clarified the transfer showed it was going to HPD overtime, so nothing was being hidden.

---> Report of Committee passed the second reading and Adopted on a call of the roll of the yeas and nays--Yeas 10--Nays 0--Absent 3 (Devine, I. Rivera, J. Rivera).

The Committee on Finance to whom was referred an order that the City Council approve for their consideration \$15,000 from the CPA budget to be used for "small grants" as outlined in the attached letter from the Holyoke Community Preservation Committee.

have considered the same and Recommended that the order be referred to the full Council without recommendation.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner expressed her understanding that a 2-2 committee vote should have kept the item in committee.

Councilor Vacon stated that was correct.

---> Report of Committee received and referred to the Finance Committee.

The Committee on Finance to whom was referred a communication From Community Preservation Act Committee-FY26 Operating Budget

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that she believed this was a communication that should just be received. She noted there was a handout.

Councilor Greaney stated that he believed there was an amount of unencumbered money to be turned over that the committee should know about.

Councilor Jourdain stated that there was a carryover balance from the previous fiscal year of \$108,764 that would be added to the \$810,000 for the current fiscal year. He then explained that 65% of it would be put into their reserve, and they would be allocating 10% for open space, historic resources, community housing, and 5% for admin costs.

Councilor Magrath-Smith noted that the carryover was a result of fiscal conservatism on the board, with them believing that every dollar should not be earmarked because projects often ended up needing to come back due to cost increases. She added that the budget would be 1/3 less going forward due to the surcharge being reduced, so they were looking to make it a softer transition. She also explained that each of the categories were receiving 10% because of the requirement under state law, and the remaining 65% in reserve could be put toward any of the 3 categories.

Councilor Greaney emphasized he just wanted to ensure the public was aware of the carryover.

Councilor Vacon noted that the budget would only go down by 1/3 if property values didn't increase again by thousands of dollars.

---> Report of Committee received.

The Committee on Finance to whom was referred an order that the City Council consider for its approval the FY26 budget from the Holyoke Community Preservation Committee. Note, this is the last budget that

will be funded under the previous 1.5% surcharge. The FY27 budget will decrease by approximately one-third.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Givner stated that this was also a communication to just receive.

Councilor Magrath-Smith clarified that the Council had to vote to approve it.

---> Report of Committee received and recommendation Adopted.

(1:57:10)

The Committee on Development and Governmental Relations to whom was referred a Special Permit Application for Home Occupation of Robert Rose at 414 Hillside Ave Suite 167 (124-00-108) for a custom fabrication shop per sec 4.8.2.

have considered the same and Recommended that the permit be given a leave to withdraw without prejudice.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that there were a lot of concerns from the public about restrictions in the zoning law based on what kind of customers the business would have and what kind of facility it was. She added that the petitioner was not present at the meeting.

---> Report of Committee received and recommendation Adopted.

The Committee on Development and Governmental Relations to whom was referred a Special Permit Application for Home Occupation of Ella Sussman and Tyrone Obanner at 1-9 Martin Street (122-00-018) for a psychotherapy/psychiatric outpatient mental health practice per sec 4.8.2.

have considered the same and Recommended that the permit be given a leave to withdraw without prejudice.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the petitioner was going to pursue an alternative route. She also stated there were some concerns from the neighbors.

Councilor Bartley commended there was a good catch by the City Clerk's office where they were applying under the Home Occupation but were not planning to live there. He then stated they got a lawyer involved who contacted several individuals and advised them to withdraw it. He then stated he believed they would be a credit in the city, but it wasn't the right process to do things.

Councilor Givner noted that while the space looked like retail, it was zoned residentially. She added that while there were other businesses, it needed to go through a Home Occupation permit.

Councilor Bartley noted that some of them were grandfathered due to being there before zoning laws.
---> Report of Committee received and recommendation Adopted.

The Committee on Development and Governmental Relations to whom was referred a Special permit application for home occupation of Kristin Fontaine for a cottage kitchen to bake bread at 1 Meadow Street (081-00-012) per sec 4.8.2.

have considered the same and Recommended that the special permit be granted with the following conditions:

That the hours of operation would be Saturday 12 p.m. - 5 p.m.

That the applicant will provide their business certificate and their permit from the Board of health.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that much of the discussion focused on bread, and then explained that the permit would be for a short window of operating hours, with people picking up bread at the house. She noted there was some pushback from some in the community while others were in support, with the main

concern being traffic and parking. She then stated they reminded the petitioner that the permit required annual approval and any issues affecting the neighbors could be a problem when reapplying.

Councilor Bartley stated that he would oppose this, having been persuaded by the neighborhood opposition. He noted that during the meeting, he recommended that the committee put a restriction to require anyone visiting to park in the driveway, but they chose not to do that.

Councilor Givner noted it was recommended unanimously by the committee.

---> Report of Committee received and recommendation Denied on a call of the roll of the yeas and nays--Yeas 6--Nays 5 (Bartley, Greaney, Jourdain, Ocasio, Vacon)--Absent 2 (Devine, J. Rivera).

Councilor Givner asked if adding the condition regarding parking would change the opinions.

Councilor Jourdain stated that he did not believe there were 11 people in attendance to vote.

Councilor Bartley clarified that Councilor I. Rivera was on Zoom.

Councilor Givner made a motion to reconsider the previous action and add a condition to restrict parking to the driveway. Councilor Anderson-Burgos seconded the motion.

Councilor Jourdain asked if it should be sent back to committee.

Councilor Givner suggested against that, noting that the parking condition appeared to be the main concern.

President Murphy-Romboletti asked if it should go back to committee.

Councilor Givner stated that she was fine adding the parking condition.

Councilor Jourdain stated that he would like to review the neighborhood opposition as he tended to take that into consideration.

Councilor Bartley made a motion to reconsider the previous action for the purpose of sending it back to committee. Councilor Jourdain seconded the motion.

---> Report of Committee received and referred to the Development and Governmental Relations Committee.

The Committee on Development and Governmental Relations to whom was referred a Special permit application of Christian Carde-Guzman to construct a front yard driveway at 203 West Franklin Street (077-03-009) per sec 6.1.8.1.

have considered the same and Recommended that the permit be granted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the petitioner had a nonexistent driveway situation at the corner of West Franklin and Linden. She added that he reached out to the Board of Public Works for the access permit. She also stated that he would have permission for a curb cut on the side of his house because it was a corner lot. She further explained that he made a case for doing this due to safety concerns.

Councilor Jourdain asked Councilor Anderson-Burgos, as the Ward 6 councilor, if he felt comfortable with this. He also asked if there was neighborhood opposition.

Councilor Anderson-Burgos stated that he spoke with the constituent and understood the concerns. He then stated this would be appropriate and would fix a lot of the concerns he was facing.

Councilor Greaney expressed his understanding that the driveway would have to be on the Linden side.

Councilor Anderson-Burgos stated that was correct.

Councilor Bartley noted this was another case of great guidance from the Clerk's office.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Development and Governmental Relations to whom was referred an order to declare Parcel Holyoke Assessors Map 144, Block 00, Parcel 057, Easthampton Road, Holyoke, MA as surplus property. The City has been approached by an abutter looking to purchase the property to combine the lots and build a home on the same. The property is vacant land and currently assessed at \$8,500.00.

have considered the same and Recommended that the order be adopted, acknowledging that the property is no longer needed for a public purpose.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the abutter wanted to purchase the property. She noted that the property was taken by eminent domain in 1991. She added that the abutter had been talking to the Planning Board, it would not go out to public bid, and they recommended that the purchaser adjoin the lots.

Councilor Vacon asked if the purchaser was paying the assessed value or another price.

Councilor Givner clarified that this was just declaring the parcel as surplus property after the city was approached by the abutter as an interested party.

Councilor Bartley stated that he was in support as it would be putting a vacant parcel back on the tax rolls. He then noted that the city website stated that it was assessed at \$9,100. He also explained that it did not need to go out to bid if the value was under a certain dollar amount.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

The Committee on Development and Governmental Relations to whom was referred an order that the City Council approves the Resolution for the Certified Project Application and Special Tax Assessment (STA) Agreement with AM Lithography Corporation for the purpose of the company's property acquisition and expansion in Holyoke. The acquisition, expansion and STA apply to the following: 100 Appleton St., 110 Appleton St. and Appleton St. parcel 010 (Map 031, Block 01, Parcels 008, 009, and 010).

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that AM Lithography currently had offices in Holyoke and Chicopee and were looking at this property to provide more space and allow them to completely move from Chicopee. She added a five year program was being proposed, noting that they used the same process when they first started in Holyoke in 2007.

Councilor Sullivan expressed support for this. He noted they were occupying the former Laminated Papers building, adding that they were a fantastic employer and a growing business.

Councilor Bartley emphasized that this was almost 5 acres of land that would now no longer be dormant. He added that this would not hurt the city, allowing the business to have incremental assessment on new growth.

Councilor Givner stated that OPED Director, Aaron Vega, sent a communication earlier that day informing that the company was also awarded state credits for this expansion.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 10--Nays 0--Absent 3 (Devine, Greaney, J. Rivera).

The Committee on Development and Governmental Relations to whom was referred an order that the City Council authorize a sale of Holyoke Assessors Parcel 006-08-012, 106 Pine Street, Holyoke, MA to

Alan Schneider, or his nominee, for \$5,800.00. After the property was declared by the City Council to be surplus on February 5, 2019, the City sent notices to abutters that the property was available for sale. The City received a response from Mr. Schneider as the only responding abutter. The property is valued under the procurement threshold.

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the parcel had been declared surplus, notices were sent to abutters, and Mr. Schneider was the only one who responded. She then explained that there was no longer a building on the lot, having recently been demolished.

Councilor Bartley stated that this sale price matched the assessed value in the records, allowing a dormant parcel to be put back onto the tax rolls.

Councilor Jourdain questioned who may have paid for the demolition and what happened with the back taxes, expressing concern that the city often came up short with these situations.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 10--Nays 0--Absent 3 (Devine, Greaney, J. Rivera).

The Committee on Development and Governmental Relations to whom was referred an order From Dept of Conservation and Recreation, 957 Homestead Ch 61A Notice

have considered the same and Recommended that the right of first refusal option not be exercised.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated that the Conservation Commission recommended declining the right of first refusal at their August 14th meeting. She noted this had been going back and forth and had since been withdrawn anyway. She then suggested that it be received as a communication.

Councilor Sullivan clarified that this was a sliver of land off of Homestead, adding that it was different from the items the Council addressed earlier in the meeting.

President Murphy-Romboletti stated the other one was on Mountain Road.

Councilor Givner clarified that the Conservation Commission did vote to recommend declining the city's right of first refusal, which would allow the proposed sale to proceed. She added that the land was already developed and would not qualify for 61A as there was a residential structure already on the property. She further stated that the Conservation Commission believed that exercising the right of first refusal would inflict more damage than benefits.

Councilor Vacon stated that the owner of the property was selling due to being in need of alternate assistance, and the technical aspects of Chapter 61A were only discovered after the sale went through.
---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

ORDERS AND TRANSFERS

(2:29:45)

Motion was made and seconded to suspend the necessary rules to take up items 64 through 68 as a package.

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE HUNDRED FORTY FOUR AND 91/100 Dollars (\$944.91) as follows:

FROM

12101-51105 FIREFIGHTER \$944.91

TOTAL \$944.91

TO:

12101-51180 INJURED ON DUTY \$944.91

PP #5 TOTAL \$944.91

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor

---> Passed two readings and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINETEEN THOUSAND FIVE HUNDRED FORTY FOUR AND 5/100 Dollars (\$19,544.05) as follows:

FROM

12101-51105 SERGEANTS 2,506.98

12101-51107 PATROLMEN 17,037.07

TOTAL \$19,544.05

TO:
12101-51180 INJURED ON DUTY \$19,544.05
TOTAL \$19,544.05

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor
---> Passed two readings and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--
Absent 2 (Devine, J. Rivera).

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWELVE THOUSAND FIVE HUNDRED NINETY FIVE AND 11/100 Dollars (\$12,595.11) as follows:

FROM
12101-51103 FIRE CAPTAIN \$ 3,663.90
12101-51104 FIRE LIEUTENANT 6,285.48
12101-51105 FIREFIGHTER 2,645.73
TOTAL \$12,595.11
TO:
12101-51180 INJURED ON DUTY \$12,595.11
PP #5 TOTAL \$12,595.11

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor
---> Passed two readings and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--
Absent 2 (Devine, J. Rivera).

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWENTY ONE THOUSAND SIX HUNDRED FORTY THREE AND 53/100 Dollars (\$21,643.53) as follows:

FROM
12101-51104 LIEUTENANTS \$ 1,704.72
12101-51105 SERGEANTS 1,844.83
12101-51107 PATROLMEN 18,093.98
TOTAL \$21,643.53
TO:
12101-51180 INJURED ON DUTY \$21,643.53
TOTAL \$21,643.53

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor

---> Passed two readings and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, EIGHTEEN THOUSAND FOUR HUNDRED FIFTY AND 39/100 Dollars (\$18,450.39) as follows:

FROM

12101-51105 SERGEANTS	3,581.40
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12101-51107 PATROLMEN	14,878.99
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TOTAL \$18,450.39	
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TO:

12101-51180 INJURED ON DUTY	\$18,450.39
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TOTAL \$18,450.39	
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To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor

---> Passed two readings and Adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 0--Absent 2 (Devine, J. Rivera).

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DOT LOCAL BOTTLENECK REDUCTION PROGRAM, \$390,149.30, NO MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor

---> Received and referred to the Finance Committee.

Devine — The city designate four parking spots in front of the police dept as "Police Business Only."
---> Received and referred to the Ordinance Committee.

Motion was made and seconded to suspend the necessary rules to take up items 71 and 72 as a package.

GIVNER: An order to declare 569 South Bridge Street, Holyoke, MA (Holyoke Assessors Map 029, Block 08, Parcel 006) as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$38,700.00.
---> Received and referred to the Development and Governmental Relations Committee.

GIVNER: An order to declare Holyoke Assessors Map 029, Block 08, Parcel 007, South Bridge Street, Holyoke, MA as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$22,800.00.
---> Received and referred to the Development and Governmental Relations Committee.

Jourdain, Devine, et al - Ordered, that a Proclamation be issued by the City Council recognizing William "Ronnie" Collamore for his 48 years of service to the city and that we share this proclamation with him at the street naming ceremony for him.

All councilors asked to be added to the order.
---> Received and Adopted.

Jourdain, Devine- Ordered, that "No large commercial vehicles allowed" signs be installed at the beginning of Linden Street at Hampden Street/end of Mueller Bridge off ramp. Residents are being overwhelmed with many tractor trailer and large dump trucks on Linden Street cutting through their neighborhood and these drivers should find more appropriate alternative routes.
---> Received and Adopted. Copy to DPW.

Magrath-Smith and Jourdain - create an Ordinance to match Council Rule 10B. Rule 10B reads: " The following information must be submitted to the City Council with every loan or bond order: A. A statement as of that date of the bonded indebtedness of the city, exclusive of the self-supporting bonds of the Gas and Electric Department and the Water Department. B. A statement of the borrowing capacity remaining within the limits as set by law, after issuance of the bond being applied for."
---> Received and referred to the Ordinance Committee.

Rivera, J.- ORDERED, that the Department of Public Works and the City Engineer take the necessary steps to install additional stop signs as follows:
1. That the intersection of Cabot Street and Race Street be designated as a FOUR-WAY STOP INTERSECTION due to the high number of accidents at this location. Currently, stop signs exist only on Race Street crossing Cabot Street. Additional stop signs shall be installed on Cabot Street, both for traffic traveling uphill and downhill, to complete the four-way stop.
2. That the intersection of Sergeant Street and Race Street be designated as a THREE-WAY STOP INTERSECTION. At present, there is a stop sign on Race Street at this intersection. Additional stop signs shall be installed on Sergeant Street, for traffic traveling both uphill and downhill, to complete the three-way stop.
FURTHER ORDERED, that appropriate signage and roadway markings be installed as soon as

practicable to improve safety for residents, pedestrians, and motorists.
---> Received and referred to the Ordinance Committee.

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$137,500) as follows:
FROM

11211-51104 CAFO \$137,500
TOTAL \$137,500

TO:

11212-53009 MAYOR'S CONTRACTED SERVICES \$137,500
TOTAL \$137,500

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, September 17, 2025.

Joshua A Garcia, Mayor

---> Received and referred to the Finance Committee.

Vacon, Greaney- ORDER: add a rule that any city councilor named by a speaker during public speak has 2 minutes to respond at the end of public speak.

Councilor Greaney asked to be added to the order.

---> Received and referred to the Charter and Rules Committee.

BARTLEY- The city council amend chapter 86 of the city's ordinances (and elsewhere if so deemed) to allow two-wheeled vehicles (i.e. motorcycles) to park multiple like-sized vehicles in any single public parking space as the City Engineer may determine (potentially up to three) whether metered or not metered. This shall be applicable to parking spaces in city-owned parking garages including Mayor Taupier and Mayor Proulx. The city shall allow private parking lots the option to institute a similar parking schedule for motorcycles and like-sized vehicles. Alternatively, the city allow said right to be permitted by special permit issued by the Chief of Police if other traffic standards do not allow this ordinance change. City Council consider adoption of chapter 40, section 22A of MGL. Refer to Ordinance, Police Chief, C.E., Parking Enforcement Director at DPW, and Parking Advisory Board.

Councilor Bartley stated that he learned there was a state law relevant to this, and made a motion to amend the order to add in a final sentence, stating "City Council consider adoption of chapter 40, section 22A of MGL."

---> Received and referred to the Ordinance Committee.

BARTLEY- Due to multiple calls and complaints from both residential and commercial property owners and tenants, ORDER the DPW and the Mayor rescind the recent ban on the collection of recycling. Receive and adopt. Refer to DGR for follow-up.

---> Received and referred to the Development and Governmental Relations Committee. Copy to DPW, Recycling Advisory Committee.

BARTLEY- The city's engineer and its law department review the definition of "motorized scooter" in Chapter 86-1 of city ordinances and advise the City council on whether the definition should be amended. Refer to Ordinance committee, C.E., Law Dept., Parking Advisory Board.

---> Received and referred to the Ordinance Committee. Copy to City Engineer, Law Department, Parking Advisory Board.

BARTLEY- ORDER that an Ordinance be passed to allow those businesses whose collection of recycling and waste was recently banned to be reinstituted. Refer to ORDINANCE and copy Bd of public works.

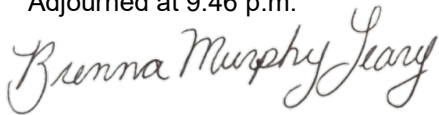
---> Received and referred to the Ordinance Committee. Copy to Board of Public Works.

BARTLEY- ORDER the city start the process to review the petition to install speed humps on Kaster St. Petition attached. Refer to C.E., Ordinance.

---> Received and referred to the Ordinance Committee. Copy to City Engineer.

LATE FILED ORDERS AND COMMUNICATIONS

Adjourned at 9:46 p.m.

A handwritten signature in cursive script, reading "Brinna Murphy Leary". The signature is written in dark ink and is positioned below the text "Adjourned at 9:46 p.m.".

REGULAR MEETING OF THE CITY COUNCIL

October 7, 2025

The meeting was called to order by President Murphy-Romboletti at 7:09 p.m.

The Clerk called the roll. Absent Members: 0 Present Members in person: 12 (Bartley, Devine, Givner, Greaney, Jourdain, Magrath-Smith, Murphy-Romboletti, Ocasio, I. Rivera, J. Rivera, Sullivan, Vacon). Present Members on Zoom: 1 (Anderson-Burgos)

The Pledge of Allegiance was recited.

The name of Councilor Devine was pulled to head the roll call voting.

Motion was made and seconded to take a roll call vote that for the purposes of this meeting would be applicable to all motions to refer items to committee, remove items from the table, place items on the table, package items together, comply with items, or suspend the rules unless there is an objection.

PUBLIC COMMENT

(2:30)

President Murphy-Romboletti read from the City Council rule on public comment, including the limitation on up to 10 people being allowed to speak, noting that more than 10 had signed up for public comment.

Motion was made and seconded to suspend the necessary rules to allow more than 10 people to speak for public comment.

Mayor Joshua A. Garcia, 2 Dunn Avenue, sought to bring attention to a communication that included a letter from DLS (Division of Local Services). He then emphasized the need for urgency to show the Commonwealth that the city would do what was needed to take care of the city's financial obligations. He also referenced item 29 on the agenda, an order to institute a series of changes to reorganize and better manage the city's municipal finance structure. He asked that it passed so he could inform the DLS the action was taken to send a strong message that the City Council and Mayor were working together to keep up with obligations. He added that it was critical to make matters seriously to make changes, conclude reconciliation issues, and get the city in a better financial position.

Beth Strycharz, 25 Woodland Street, expressed concern with destroying 22 acres of forest canopy at Elmwood Forest. She added that everyone should know how she and many others felt about this, noting that they had contacted councilors several times on this. She then encouraged residents to research which councilors were for saving the forest and which were against it, and vote according in November. She also expressed frustration with the little to no transparency from the parties involved, including the city, HEDIC, and the developer.

Jordana O'Connell, 56 Woodland Street, stated that she was deeply concerned with the proposal for the sports complex to build a 30 acre facility in the heart of their residential neighborhood that would destroy

Elmwood Forest. She suggested that what the Mayor and his inner circle were pushing was not community-minded. She also expressed frustration that the administration had not been transparent, adding that the plan was crafted behind closed doors, and rushed through with no transparency and no regard for public input. She added that there were empty building, vacant lots, and underutilized and all over the city. She also noted that the city had unacceptable high asthma rates and expressed concern with destroying a green space. She then stated that there was a growing number of people against the project who were paying attention to which councilors stood with them and which stood against them.

David Owen, 12 Mason Road, referenced item 71 on the agenda regarding civility. He noted he previously came from a small community in the valley and big city politics were not his thing. He then stated he read a lot of good things in the item, and acknowledged councilors had a hard job to do and, along with the Mayor, were doing it well. He then emphasized the value of being reasonable, having common sense, and being proactive, and he believed item 71 was a good start.

Orlando Isaza, 1198 Dwight Street, stated he was a proud immigrant that arrived in the country in 1965. He then expressed his gratitude for the freedom and opportunities he obtained in the country. He then asked the Council not to instruct the Police Department to work with immigration officials who were engaging in a reign of terror, denying civil rights and due process, and incarcerating people without giving them a chance to clear themselves with a judge or court of law. He further asked the Council not become complicit with that reign of terror.

Claire, Ward 6, stated that questioned where the rhetoric regarding Holyoke police working with immigration enforcement was coming from. She noted that immigration officials had been pressuring police in some areas of the country to work with them, but she emphasized that had never been the argument of those she was organizing with. She then explained their argument was concern that the Council writing any letter asking the Department of Homeland Security to instruct the city on how to comply with their unconstitutional actions would endanger over 60% of the city's population. She added that she believed it would be dreadful for the Police Department to work with immigration officials considering the illegality of what they were doing. She also explained that her side's argument was also never that the city should be declared a sanctuary city, but that the city should not roll out the red carpet for the gestapo.

Richard Purcell, 279 Suffolk Street, urged the City Council approve the leave to withdraw recommendation on the resolution that he found to be racist, which was to be delivered to the two-time impeached convicted felon in the White House. He also noted that at the DGR meeting the night before, there was discussion of vitriol directed at the supporters of the resolution. He emphasized that there were heinous things coming from the other side as well. He also stated he was in favor of saving Elmwood Forest, stating that the trees were the lungs of the city.

Emma Kerr, 24 Valley Heights, stated that she had read the resolution and listened to explanations on its intent from Councilor Jourdain and Councilor Vacon, and suggested that their explanations did not match what was written in the resolution if the intent was just to emphasize that Holyoke was not a sanctuary city. She also expressed lack of belief that was the intent when Councilor Vacon expressed various statements of support for ICE several times on her social media accounts. She added that several comments on those threads expressed excitement about ICE coming into Holyoke and they had not been disabused of that notion. She then reiterated her concern that claims the intent was not about rolling out the red carpet for ICE were not honest. She also expressed concern with the 6th point of the resolution, which referenced "the City of Holyoke and all of its employees and agents." She then suggested that would put all of these employees under the federal law rather than the state law. She further suggested that if that was not the intent, it should either be withdraw or rewritten.

Susan Van Pelt, 246 Walnut Street, asked for Elmwood Forest to be protected. She then expressed support for an item to move the South Holyoke Homes project forward. She then stated that Gladys Lebron-Martinez had done a fantastic job on the Holyoke Redevelopment Authority and the City Council in advocating for that project. She then asked for a relook at the proposed charter changes, noting that many looked pretty scary. She then sought to pushback the assertion that there was nothing new in the Homeland Security resolution, noting that it asked Homeland Security to review and suggest to the city was it ought to be doing. She suggested it was inappropriate in the context of what Homeland Security, ICE, and the Trump Administration were doing. She added that the Trump Administration was not a good partner, were already taking away funding, were inconsistent, and she added that appeasement did not work with them. She added that communities should fight back against rolling back of funding that Congress had already appropriated. She further stated that ICE actions were rooted in racism.

Mimi Panitch, 134 Madison Avenue, expressed that she was disturbed by the mayor's letter with attachments from DLS, and expressed surprise that the city was not further along in legislation needed to catch up. She suggested that not getting those things done would cost the city and cause loss of some autonomy. She also expressed concern with proposed charter changes through home rule petition, particularly one that would require 9 votes to pass anything. She added that she found it intolerable to put this change into the charter without the public having an opportunity to vote on it, noting that the public had an opportunity to vote on a tax cut that was saving her \$4 a month.

Libby Hernandez, 245 Walnut Street, sought to speak on the ICE resolution. She stated that she moved to Holyoke in 1994, and found Holyoke to be amazing, kind, and welcoming. She added that living in the city helped her develop professionally and build her family. She then expressed concern with the resolution, and expressed concern that it would welcome harassment of people of color, noting that the Department of Justice had already stated intent to go after people who fit the profile.

Jose Adastra, 139 Hillside Avenue, expressed his opinion that ICE was a godless and lawless organization. He added that he believed Trump was also godless and lawless. He then expressed concern that the administration was breaking the law, instructing people to murder other people in international waters, and using the military like a Call of Duty game. He then asked stated the city's officers should be able to intervene if they witnessed ICE officers blatantly violating the law. He also expressed concern that the people they would be targeting would be indistinguishable for those who are here legally, including his own kids. He then stated that he would love to see a sports complex, but it did not need to be in the forest. He also expressed concern with prostitution and overdoses visible on the street and suggested the city should be working together to address that.

Victor Machado asked for support of a resident petition for a crosswalk at Chestnut and Lyman Street to guarantee safe crossing. He then stated that in talking with residents about the sanctuary city resolution, they did not understand the focus on this when there were huge issues with the homelessness and the housing crisis. He added that the City Council should be prioritizing the needs of the residents.

Terrence Smith, Ward 5, asked that the trees be saved and the city needed more of them. He also stated that the federal government was eroding constitutional rights, particularly with ICE abducting people on the streets without arrest warrants or due process. He then stated this was why the city should not cooperate with ICE, and people needed to take a stand to protect their rights. He also suggested that if the Council pledged allegiance to the flag, they needed to stand by the values the flag stood for, not xenophobia and fearmongering.

Ephraim Akiva, Ward 5, asked that the city not comply with ICE, the federal government, and the violence against neighbors and community members. He added that he was in favor of saving the trees. He also stated that he was mystified with the civility resolution. He then stated that he believed everyone who spoke the night before were articulate and expressed their passion for the city, and wanted to stand by their neighbors. He then called on the Council to stand by its constituents.

Councilor Vacon raised a point of order, stating that there was a rule requiring everyone to give their full names and addresses, and everyone should be complying with it consistently rather than any picking and choosing of who had to comply.

President Murphy-Romboletti stated that she was not picking and choosing. She then asked for everyone to be given a little bit of grace.

(36:35)

Councilor Jourdain suggested taking up items out of order that members of the public in attendance were interested in.

Motion was made and seconded to suspend the necessary rules to take up item 25 out of order.

From HEDIC-Meeting Minutes from Feb 27, April 24, June 26, and July 31, 2025

Councilor I. Rivera asked if these were just minutes or if something was being voted on.

President Murphy-Romboletti stated that these were just minutes and there was nothing being voted on this evening.

Councilor Bartley stated that these related to the constituents advocating for a 22 1/2 acre parcel. He then noted that the February 27th minutes were being received almost 8 months later without any explanation. He then emphasized that HEDIC was a public body but did not have any videos or cameras. He then expressed concern that councilors were not given a heads up about the discussion of the parcel, coined as Elmwood Forest by him several years ago. He then encouraged everyone read the February 27th minutes. He then noted that HEDIC got to keep a \$50,000 nonrefundable deposit from a petitioner. He then expressed concern that the woods were at risk for a project that could go elsewhere, but the Mayor and others appeared to have blinders on.

Councilor Jourdain commended the citizens group for coming forward to protect this resource. He then suggested that the city needed to get to a place of having real planning, where new development would go into areas that were dilapidated and calling out for rehabilitation rather than bulldozing a forest abutting residents. He also stated that city leadership needed to work with developers, such as with the owner of the former Kmart, and others who sit on properties for decades without doing anything. He further suggested the city needed to work with the owner to exert pressure and offer incentives to potentially put the sports complex there, or somewhere else in the city.

Councilor Sullivan stated he was a board member of HEDIC, and that all of HEDIC's meetings were posted and public, and anyone can attend them. He then explained that no board member was responsible for doing the minutes as it was the responsibility of the OPED office which had gone through

tremendous turnover and unfilled positions for over a couple years. He then explained there was more than one parcel in the forest, and the one owned by HEDIC and HG&E had been advertised for sale for 25 years. He then questioned why HEDIC was being blamed for not being transparent when nobody objected to being for sale until a buyer agreed to a purchase price. He also clarified that HEDIC did not get to pocket \$50,000 as a large portion went to HG&E. He then read an excerpt from the minutes: *"Michael Sullivan asked about the property that is in land court and if they can still proceed with their plans if it does not become available. Mr. Ruiz said he understands it is a challenging process and not certain to acquire so the plans may have to be redesigned without that land if it does not become available in the near term. Mr. Melendez explained that designs currently are for a 9 to 10 acre development,"* emphasizing that was not the 30 acres being suggested. He then suggested people do research to see what was really going on, adding that nothing was happening behind closed doors. He added that he agreed with the concerns about other properties in the city not being used. He noted that many people, including himself and interested buyers, had tried to call the owner of the former Kmart and they receive no response. He also noted that an ordinance had recently been passed to make it more painful for people to sit on vacant properties, now basing the fee on square footage rather than a flat \$3,000, but it would take over a year for the increased fines to go out.

Councilor Magrath-Smith stated that everyone knew this was coming and it shouldn't be a shock, reiterating that the parcel had been for sale for a long time. She recalled an informational meeting on the project that took place in her ward several months back where they were told by the developer that they were also looking at property on Whiting Farms Road. She then expressed relief in seeing many other councilors now becoming conservation-minded, and she hoped that would continue. She then expressed frustration with the body regarding their positions on the proposed Dunkin Donuts at the base of Mount Tom, or on Lynch School being demolished even though it was opposed by many in Wards 6 and 7. She also expressed shock that nobody put in for a CPA grant to put the forest into conservation, but rather voted to decrease the surcharge and undercut CPA by 1/3 every year. She expressed further frustration that almost nobody else on the Council supported the recent bid by Kestrel Land Trust to preserve a parcel that would have preserved land and would have provided passive recreation space.

Councilor Greaney expressed support for the residents of Ward 3.

Councilor Devine recalled that when the developer was interested in buying Wyckoff Country Club, there was a huge meeting that everyone was invited to and everyone knew about it. She added that Mr. Ruiz decided to buy the golf course for \$2 million. She then emphasized that nothing was said about the forest. She then read from the same excerpt as Councilor Sullivan, with additional sections:

"...with the additional land possibly to support the development as well as to be a buffer to residents and may include nature trails. Mr. Sullivan noted that there are different zoning designations for these parcels and that a zone change would be necessary. Mr. Melendez said the plans would have to be further defined and then include public input to determine what would be needed to proceed."

She then questioned when there would be public input. She then stated she was against a sports complex being in that location. She also agreed with the concerns on the impacts on asthma.

Councilor Sullivan explained that the other 22 acres were in land court and once they were acquired, they would have to go through a public disposition process that would not guarantee that any group would get it because it would have to go out for public bid. He also noted that it would also require a zone change, which would be the real venue for public input. He emphasized that changing the current RA (residential agricultural) would be a tough hurdle and would be the proper venue for public input.

Councilor Greaney stated that this issue was not new and had been going on for at least 6-8 months.

Councilor Jourdain explained that on the CPA tax, the Council put the issues before the voters to allow them to vote on their own taxes. He also recalled that some councilors wanted to keep the question off of the city ballot and put it on the presidential ballot under the theory that the electorate would do something different, but 2/3 of them voted to cut the CPA tax. He then suggested that anyone with an issue over the cut should take it up with the voters.

Councilor I. Rivera asked what the process would be to make the parcel conservation land if there was a concern. He then suggested that if the project fell through, someone else could come along and seek to develop it. He then suggested that someone should file an order to make it conservation land if that was the concern, adding that he could file the order. He also emphasized that all of this discussion was just about meeting minutes.

Councilor Devine noted that in the April 24th minutes, John Dyjack reported that the \$50,000 deposit became nonrefundable as of April 8th.
---> Received.

Motion was made and seconded to suspend the necessary rules to take up item 46 out of order.

The Committee on Development and Governmental Relations to whom was referred an that the following Resolution of the City Council be adopted and a copy be transmitted to the Department of Homeland Security and our federal delegation and the White House. It shall also be used by all departments of the city with their applications for federal funds and grants when necessary:

1. Holyoke is not a sanctuary city.
2. Mayor Joshua Garcia has publicly declared that Holyoke is not a sanctuary city.
3. The City Council hereby declares Holyoke is not a sanctuary city.
4. Holyoke adopted Ordinance 2-68 "No elected official, department head or other city employee shall issue any order that shall knowingly violate any law or regulation of the federal, state or local government or the Constitution of the United States, the Constitution of the Commonwealth of Massachusetts or the Charter of the City of Holyoke, or any lawful order of a court of competent jurisdiction. No such order given shall be valid or shall be enforced by the City of Holyoke or its departments."
5. To the extent, Holyoke has been deemed a sanctuary city by the federal government for failing to comply with any federal law or regulation, the Department of Homeland Security should notify the Holyoke City Council and Mayor of its specific violation and what steps are needed to remedy.
6. The City of Holyoke and all of its employees and agents hereby agree to fully comply with all federal laws and regulations. To the extent the city, its employees or agents have or are violating any federal law or regulation, they shall immediately cease and fully comply.
7. The City of Holyoke requests removal from any identification of our city as a sanctuary city by any federal department or agency.

have considered the same and Recommended that the order be given a leave to withdraw.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

UNDER DISCUSSION:

Councilor Givner stated there was lengthy discussion of the order in committee. She noted that some things had changed with the federal government since it was filed in June. She also emphasized that through discussion, it was clear there was not a lot of community support for it. She added there were suggestions that a different resolution would be better.

Councilor Vacon responded to a statement made in public comment, confirming she did thank the brave officers of ICE when they detained and deported serious criminals who committed horrific crimes in Boston that no reasonable person would want in their community. She added that those who work for the federal government take oaths to uphold the Constitution just as councilors do, and she thanks them when they protect the community. She then questioned conflating the resolution with that. She then suggested some of the language of the resolution had been mischaracterized, but acknowledged people had their own opinions of what words and intentions were. She then noted that inflammatory and misleading statements calling government organizations terms such as gestapo, illegal, evil, among others, and she suggested there had been no evidence to support that. She then emphasized that everyone agreed Holyoke was not a sanctuary city, and she believed it was to protect the city and its funding to ask for explanation of why the city had been on the list. She added that the Police Department already confirmed they would not enforce immigration as it was not their job, and she emphasized the city did not have enough officers to enforce traffic laws.

Councilor Jourdain expressed frustration that the committee took over 4 months to take up the resolution, allowing the festering of questioning what was meant by the resolution. He added the conversation could have taken place over the summer. He also recalled that when it came up, he was asked to allow it to go to committee because there was expectation that people wanted to discuss it. He then emphasized that he had seen many hot button issues come through Council over the years, and he expected that the city and the community would ultimately be okay after having healthy disagreements. He then noted that the mayors of both Holyoke and Springfield came out with statements right after both cities were put on the list of sanctuary cities to refute that. He added that nobody protested when Mayor Garcia made that statement, and this resolution's first few points were just agreeing with that statement. He then explained the 4th point was a restatement of the city's law was, a law that was passed in 2017 and signed by former Mayor Morse, a law that simply employees will follow all local, state, and federal laws. He questioned how anyone could find that objectionable. He then stated that the 5th point put the burden on the federal government to show the city why it was on the list and explain how the city can remedy that. He added that the 6th point was just to emphasize that if they could prove the city violated federal law, the city had to comply with it. He then reiterated that the police did not do civil immigration enforcement but did have to comply with federal law. He then stated that the 7th point asked that the city be taken off the list. He then stated that while people had a right to question the actions of the administration, he expressed concern with those who expressed demonized views of the people supporting the resolution. He emphasized that the resolution was designed to protect over \$10 million in federal funds, adding that many other communities were already losing funds. He then suggested that if the resolution was defeated, those who were against it would be responsible if the city lost federal funds. He then stated that the discussion in committee the night before was excellent, had been a well run meeting, and everyone involved was able to air their positions. He then expressed concern with the likely discussion of the civility resolution coming up later, adding that people should be able to convey their message without demonizing and dehumanizing those they disagree with. He then expressed concern with speech coming from some in the community, and posters being displayed showing some members of the Council with flaming crosses, adding that this was dangerous hate speech that incites violence against public servants. He added that people should try to keep their statements to the issue rather than making personal attacks, expressing concern that this can be intimidating the public who may feel chilled from coming down to speak. He also expressed concern that this would made some people feel less welcome in a community where many expressed sentiments that it needed to be more welcoming.

Councilor Vacon called for a point of order, noting that some people in the audience were holding signs.

President Murphy-Romboletti asked where the rule was that people could not hold signs.

Councilor Vacon stated that she was not citing a rule, but noted the sign being held behind councilor as he was speaking was disruptive to his message. She noted that the attorney advised the night before that a disruptive sign should not be in the chambers.

President Murphy-Romboletti emphasized that she was running the meeting, did not necessarily need to recognize anyone, and was being patient giving people as much time as they wanted. She then stated that she would not be slowing the meeting down with arguments about how she runs a meeting. She added that Councilor Jourdain did not say anything about being disrupted.

Councilor Vacon stated that he could not see it.

President Murphy-Romboletti explained that her response to the point of order was that she would not be spending time on these things. She encouraged the body to vote on her decision if they disagreed with it. She then noted she could see people speaking under their breath and asked for more respect if people were concerned about civility.

Councilor I. Rivera suggested that it felt like an abusive relationship. He then questioned assertions that it had not been like this before, noting that in 2021 when he was Mayor Garcia were running, they had campaign signs stolen and put back up at Crosier Field vandalized with racist language. He then questioned the need for this resolution when there was already an ordinance and the Mayor already put out a statement. He also questioned the effort put into this out of concern for loss of funding when the city had already lost other funding and there was not the same effort put into addressing it. He emphasized that there was potentially a loss of educational funding that would come with doing away with the Department of Education. He suggested that this was just an opportunity for certain people to put forward a certain narrative, creating divisiveness during election season.

Councilor Givner thanked Councilor Jourdain for acknowledging that the DGR meeting the night before was managed well. She then explained that the item was taken up 4 months after it was filed, believing that it wasn't time sensitive. She emphasized that every committee's jacket have items that have been there for weeks, months, and years. She then stated that she got an email from Councilor Vacon two days before the September committee meeting asking for it to be put on the agenda, and she explained that the agenda was full and it could be put on the October agenda. She added that nothing malicious was happening. She then stated that at the September meeting, a councilor tried to pull the item out of the jacket but the councilors who filed it were not in attendance so she suggested taking it up in October. She reiterated that at that point the city was no longer on the sanctuary cities list so it was a moot point by then, and she did not see it as time sensitive. She also emphasized that there was no legal definition of a sanctuary city. She added that the city had several grant writers doing their best to rewrite grants in language that was federally acceptable. She also expressed concern that this was bringing drama where it did not need to be.

Councilor Devine emphasized that the 3 members of the committee voted to give this a leave to withdraw, and she made a motion for the Council to vote on whether to approve that recommendation.

Councilor J. Rivera expressed frustration with those who were upset about posters and bashing, noting that those same councilors who were supporting a candidate running against her who was spreading misinformation about her on social media.

Councilor Vacon stated that she went back and forth with Councilor Givner about trying to get the item on the agenda, and one of those correspondences including Councilor Givner stating that if it was an emergency, than someone else should be instructed to take it off the table. She emphasized someone did attempt that, and it became another issue. She reiterated that the continued delays allowed the protests to continue.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 7--Nays 6 (Bartley, Greaney, Jourdain, Ocasio, Sullivan, Vacon)--Absent 0.

Motion was made and seconded to suspend the necessary rules to take up item 71 out of order.

Jourdain, Vacon - Request that City Council adopt the following Resolution.

Resolution on Civility

Holyoke is a diverse community of caring and thoughtful people. We are also a community that is passionate about its politics. Politics and democracy can be challenging for everyone involved and that is healthy. However, the public is served best when we as a city have a civil and thoughtful discourse on the different policies and candidates we as a city need to choose from. There is no place for hate speech and extremist language and rhetoric. We can and should challenge different views without demonizing anyone we disagree with. It is critical to the city's future unity that after each election we are able to come together as neighbors and citizens to focus on what we have in common over what is different about us. While there are different visions for Holyoke's future that are decided in each election, we are still all Holyokers who all want what is best for our city. Let's all commit to these principles and together we as a City Council encourage everyone in city leadership, candidates and the public generally to commit to them too and speak up for these principles whenever needed.

UNDER DISCUSSION:

Councilor Jourdain stated that he would like to see this resolution adopted on the floor. He then stated that he had never needed to seek a resolution like this one in his long tenure, but was extremely disturbed at the slander defamation he was seeing. He added that councilors all had families, with spouses and children who live in the community, and had to see posters and hear horrific statements made about people. He then expressed disappointment in the Mayor for not speaking up and discouraging people from going to that level. He suggested that it was almost medieval, or like something out of Frankenstein, where some would try to drive people out of the community for their opinions. He questioned where this was going and what the end result would be. He then explained that this resolution was out of feeling compelled to try and pull it back. He added that people had returned him to the Council 14 times, they would soon be deciding who should be on the Council the next term, and that should not be based on intimidation.

Councilor Vacon stated that while she seconded the comments from Councilor Jourdain, she suggested that every member in the room were all in the game and had thick skins to keep serving in the face of hostility. She then held up posters that had been displayed in the community featuring as well as Councilor Jourdain, Councilor Bartley, and Councilor Greaney, which included profanity and she believed they were inciting hostility in the context of attempted and accomplished assassinations in the country. She then stated that Holyokers don't like hatred and hostility and don't like people trying to hurt other people. She added that protestors in front of City Hall the night before had a table with these posters. She also stated that a councilor held a fundraiser, and people were outside recording the people inside the

public space. She then questioned how the body could move forward in a positive way if the Council could not approve the resolution.

Councilor I. Rivera made a motion to refer the resolution to committee, emphasizing that he was not necessarily against the resolution, but had filed other orders in the past to outline a Council vision, list of core values, and a mission statement that he believed could be coupled with the resolution. Councilor Anderson-Burgos seconded the motion.

Councilor Anderson-Burgos stated that he seconded the motion, recalling that he filed a resolution earlier in the year and was directed at that time by a long time member that it was not properly written because it did not have a series of whereas clauses. He agreed that it should be discussed in committee.

Councilor Greaney observed that this was a nasty game, but one he was willing to play.

Councilor Jourdain stated that he would appreciate adopting this that night. He then suggested that the other orders were a good idea, but were totally different than this resolution. He added that this was just about trying to encourage thoughtful discussion and not demonization.

President Murphy-Romboletti observed that the same points were being rehashed over and over, and suggested that the item be sent to committee if people were going to continue wanting to discuss it further.

Councilor Jourdain called the question.

President Murphy-Romboletti stated that if this passes, she would be holding everyone to it.
---> Received and Adopted on a call of the roll of the yeas and nays--Yeas 8--Nays 4 (Anderson-Burgos, Givner, I. Rivera, J. Rivera)--Absent 1 (Greaney)

LAID ON THE TABLE

(2:01:25)

From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos, minutes of February 18, 2025 meeting.

---> Laid on the table.

Councilor Magrath-Smith suggested that in the interest of moving through items that were more clear, some of the Charter and Rules items could be taken up first.

Motion was made and seconded to suspend the necessary rules to remove item 4 from the table out of order.

The Committee on Charter and Rules to whom was referred an order that section 13 of the Holyoke Charter - Rules of city council; president pro tempore; method of sitting; journal; roll-call votes; quorum; general powers; no compensation. - be amended using the attached language.
Recommended that the order be adopted.

UNDER DISCUSSION:

Councilor Magrath-Smith stated that this change in the charter focused on passing ordinances through a series of specific motions:

(1) Motion to pass the first reading, by a majority of all the members of the city council, (2) Motion to pass the second reading by a majority of all the members of the city council, and (3) Motion that the legal form be ordained, by a two-thirds supermajority of all the members of the city council voting in a recorded roll-call vote.

She then explained that this would reflect the passage of ordinances as it was laid out in the rules, but would also reverse the change made to the ordinances earlier in the term which made it a two-thirds majority of those present. She noted that President Murphy-Romboletti was not present in the meeting, and it was voted out on a 2-0 vote in support. She emphasized that many could not attend the meeting, and she was interested in hearing what people thought.

Councilor I. Rivera asked for clarification that this would change passage from those voting and present to of the whole body. He suggested it didn't make sense for the ordinance and the charter to have different language.

Councilor Magrath-Smith explained that if this was approved, the ordinance would need to be changed to be in alignment since the charter supersedes the ordinances.

Councilor I. Rivera emphasized that this would be changing from those present to always needing 9 even if all 13 members were not voting.

Councilor Magrath-Smith stated that the only place that two-thirds was enshrined was in the ordinances, and this would now put that requirement into the charter.

Councilor Vacon emphasized that the language in this charter proposal was the same as what was in the rules.

Councilor Magrath-Smith explained that the rules could be changed by a majority while putting this in the charter would then require going through the home rule process if the body ever wanted to change it again, meaning the body no longer could be able govern itself in this matter and would then need the state's permission to change it.

Councilor Jourdain stated that what was in the rules had always been the understanding until recently when new interpretations were presented, notably a couple years ago when a certain item was passed based on an interpretation of present and voting. He then stated that the body then passed an ordinance making it based on those present. He then explained that this package of reforms including this proposal to eliminate any doubt about what would be required.

President Murphy-Romboletti asked for permission to enter debate, noting she was unable to attend the Charter and Rules meeting.

Motion was made and seconded to suspend the necessary rules to allow the President to enter into debate.

President Murphy-Romboletti explained that she was unable to attend the meeting because it was scheduled barely outside the legal 48 hours. She emphasized that she voted against the ordinance when it was passed and would not be voting for this. She added that the order filed to pass a municipal modernization act was supposed to be about finances.

Councilor Devine asked where the language was that went with these proposals.

President Murphy-Romboletti stated that language was provided.

Councilor Magrath-Smith asked if the question was to inquire about the current language and the updated language to see the differences.

Councilor Devine stated that it was.

Councilor Magrath-Smith stated that it was presented when it went through Charter and Rules, and the language before the body now was just the legal form. She noted it would be the same through all of these.

Devine stated that she likely would not be voting for any of the proposals.

---> Report of Committee received and recommendation Denied on a call of the roll of the yeas and nays--Yeas 4 (Bartley, Jourdain, Sullivan, Vacon)--Nays 6--Absent 3 (Greaney, Ocasio, J. Rivera).

Motion was made and seconded to suspend the necessary rules to remove item 5 from the table out of order.

The Committee on Charter and Rules to whom was referred an order that section 14 of the Holyoke Charter - Transactions by council or members in behalf of city prohibited, except in case of veterans' aid - be amended using the attached language.

Recommended that the order be referred to the full Council without recommendation.

UNDER DISCUSSION:

Councilor Magrath-Smith stated the committee discussed the impact and history this had over time, as well as the benefits of allowing certain employees to serve on Council. She noted they spoke about how teachers in Springfield could serve. She then emphasized there was a significant difference between what a councilor had control over versus the School Committee, and it may make sense for some categories of employees to be able to serve as councilors. She then acknowledged good points around why it was important to prevent cronyism, corruption, or favoritism. She then stated it came out of committee on a split 1-1 vote without recommendation.

Councilor Bartley expressed surprise that the chair of Charter and Rules stated she voted for the previous order in committee and then just voted against it in Council. He then suggested that pedantic nonsense came from the same councilor relative to prior agenda items criticizing councilors on environmental issues. Referring back to changing her vote, he suggested she should get her own house in order before criticizing others.

Councilor Magrath-Smith emphasized that when the vote on passing an ordinance to specify the number of votes required pass an ordinance, she and President Murphy-Romboletti were the only ones to vote

against it, recalling that she was against requiring two-thirds of the full membership and having it enshrined in the ordinances. She added that she felt it was more appropriate to have it be a majority vote, just as it was in the House of Representatives. She then explained that she was happy to have the previous order moved to the full body to let it decide.

Councilor Jourdain noted that it took 60 votes in the U.S. Senate to pass a law. He then explained that this order, in addition to taking out references to paying benefits to those killed in the Civil War, had a one sentence add in that would prevent employees from simultaneously serving on the City Council during their time of employment. He noted this was already in the ordinances, and this was to eliminate any ambiguity in the charter. He emphasized that it was a longstanding rule to eliminate any obvious conflicts of interest. He then questioned the argument that people could get around a conflict by just taking one salary, suggesting that there were ways to get around that. He then suggested that while some were seeking a narrower set of reforms, he wanted to take a global approach and bring forward a larger set of reforms.

Councilor I. Rivera expressed his understanding that a police officer did at one time serve as a councilor at the same time, while certain current councilors were on the body at that time. He then questioned the suggestion of taking a global approach in some things but standing in the way of a larger set of reforms with the modernization act. He then questioned how a paraprofessional or a school janitor could not run for City Council as they had no impact on the budget in those jobs. He also expressed frustration that one councilor had a stronghold on the community. He then suggested that this proposal needed more thoughtful discussion to look at different categories of employees.

Councilor Jourdain clarified that he had been against Don Welch serving as a councilor while working for the Police Department, recalling it was hugely controversial and should never have been allowed, adding that it has not been allowed since. He added that it got cleaned up after that situation. He also suggested that there had not been a lack of discussion on this topic, emphasizing it had been brought up many times.

Councilor Devine suggested tabling these items, noting that there were Finance Committee items that needed to be passed.

Councilor Magrath-Smith made a motion to extend the meeting to 10:30, noting there were many items that the Council needed to move forward on. Councilor Sullivan seconded the motion.

Councilor Jourdain expressed opposition, believing these items should be tabled in order to get the items Councilor Devine referenced. He added that the body could then get back to these if there was time.

President Murphy-Romboletti suggested that these items should have still been in committee for more discussion. She then stated she would also be voting against extending, noting people took a lot of time talking earlier in the meeting.

Motion to extend to 10:30 failed on a show of hands vote.

Councilor Jourdain made a motion to lay the items from Charter and Rules and Ordinance on the table.

Councilor Vacon asked for the item numbers.

Councilor Magrath-Smith raised a point of order, asking what the deadline was to get the items to the state legislature.

President Murphy-Romboletti stated that the deadline should have been a few months ago. She then emphasized that there would not be a Treasurer in February. She then expressed frustration at watching some councilors moving the goalposts and pull back on compromises. She then stated she would be open to a motion to extend to 10:15. She also emphasized that there were communications from DLS that were a bigger priority than a grant.

---> Laid on the table.

Motion was made and seconded to suspend the necessary rules to take up items 19, 20, 21 as a package.

Councilor Magrath-Smith emphasized the importance of focusing on these items, recalling that she attended a training early in the term where Holyoke was used as an example of a city that needed stronger internal controls and would be a good candidate for hiring a CAFO. She noted that the letter from the DLS included a threat to take actions that would have the state making decisions for the city if it could not get better internal controls. She then expressed frustration that much of the meeting was spent focused on things that did not matter as much as the orders to get these things addressed.

Councilor Vacon stated that an order had been sitting in the Ordinance jacket for months to do what the voters voted on, which was to appoint a qualified Treasurer. She then expressed frustration that others wanted the bigger package, causing that order to stall for months. She added that a qualified Treasurer could have been appointed by now. She also recalled that 6 members of the body voted for an accountant for the interim treasurer while 7 voted for someone who was not an accountant.

Councilor Jourdain stated that the DLS letter from October 1st indicated that the state had the opportunity to do the work, and he believed that was something the city should seriously consider. He added that this would be someone who was independent and chosen by the state as someone who was qualified to handle reconciliations. He then suggested that the city did not have a broken structure but that it did not have the qualified people to get the work done. He further suggested that the city had the same system it had always had, and it had worked before.

Councilor Devine asked that these items be sent to Finance to discuss them on the 15th.

Councilor I. Rivera expressed frustration that one councilor can take up all the air in the room, leaving little time for anyone else to speak.

From Mayor Joshua Garcia-communication regarding letters from DLS

---> Received and referred to the Finance Committee.

From Mayor Joshua Garcia-letter from Division of Local Services

---> Received and referred to the Finance Committee.

From Mayor Joshua Garcia- letter from Division of Local Services City of Holyoke - Notice of Actions Necessary for Conformity
---> Received and referred to the Finance Committee.

Motion was made and seconded to suspend the necessary rules to take up item 41 out of order.

Councilor Devine suggested that item 41 go back to Finance for the discussion with the consultant, TJ Plante, and that this was needed to pay Mr. Plante.

President Murphy-Romboletti clarified that this already came out of Finance and was the order to pay him.

Councilor Devine stated that they decided they would have Mr. Plante and anyone else that was related to the discussion on the 15th, but the money was passed.

President Murphy-Romboletti asked when that was decided.

Councilor Devine stated that it was that night.

Councilor Jourdain stated that he would like item 41 to go back to Finance, noting that the committee did not have information from the memo when it discussed this transfer in the committee meeting.

President Murphy-Romboletti stated that if others wanted this to go back, they would need to explain it to the state. She then emphasized that the Mayor expressed the urgency to pass this to pay Mr. Plante.

Councilor Jourdain stated that the state gave the city 60 days to respond from October 1st.

The Committee on Finance to whom was referred an order that there be and is hereby appropriated by transfer in the fiscal year 2026, ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$137,500) as follows:

FROM

11211-51104 CAFO \$137,500

TOTAL \$137,500

TO:

11212-53009 MAYOR'S CONTRACTED SERVICES \$137,500

TOTAL \$137,500

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

---> Report of Committee received and referred to the Finance Committee.
*Vote was later reconsidered.

Councilor Jourdain made a motion to extend the meeting by 10 minutes. Councilor Vacon seconded the motion. Motion passed on a show of hands vote.

Councilor Devine asked to take up the grant from Finance, item 40.

The Committee on Finance to whom was referred an order that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DOT LOCAL BOTTLENECK REDUCTION PROGRAM, \$390,149.30, NO MATCH" grant and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said grant.

Sec 2-509 - Grant Reporting

Any city department, of which has received grant funding by approval of the city council pursuant to Massachusetts General Laws, or any other authorizing criteria, shall within a reasonable period of time, but no later than 60 days from the conclusion of said grant, generate a detailed report which outlines the planned outcomes with the documented actual results. Said report shall be submitted to the city clerk for addition to the city council's next agenda.

have considered the same and Recommended that the order be adopted.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Devine stated that the grant was from MassDOT, and the engineer was in to explain everything.

---> Report of Committee passed two readings and Adopted on a call of the roll of the yeas and nays--
Yeas 12--Nays 0--Absent 1 (Greaney).

Motion was made and seconded to suspend the necessary rules to take up item 47 out of order.

President Murphy-Romboletti- Ordered that the City of Holyoke opt in to in-person early voting, per request from the City Clerk. If passed by the City Council, in-person early voting will take place October 27-31, 2025 during the hours of 8:30am-4:30pm in the City Clerk's Office.

---> Received and Adopted.

Motion was made and seconded to suspend the necessary rules to take up item 39 out of order.

The Committee on Finance to whom was referred a Petition from Rev Randell Bessette of 1810 Northampton St. for a Second Hand License.

have considered the same and Recommended that the petition be granted for the hours of Saturday 9 a.m. - 6 p.m.

Committee Members:

Patricia Devine
Kocayne Givner
Michael Sullivan
Kevin A. Jourdain
Linda L. Vacon

UNDER DISCUSSION:

Councilor Devine stated that the second hand license would be for Saturday from 9 a.m. - 6 p.m.

---> Report of Committee received and recommendation Adopted on a call of the roll of the yeas and nays--Yeas 12--Nays 0--Absent 1 (Greaney).

Motion was made and seconded to suspend the necessary rules to take up items 36, 37, and 38 as a package.

The Committee on Ordinance to whom was referred an order that a Handicap sign be placed 50 North Bridge St. for Nelson Vega

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Report of Committee on received and the Ordinance passed its first reading.

The Ordinance passed its second reading.

The Ordinance was passed to be enrolled.

The Committee has considered the same and find that it is truly and properly enrolled.

Report of Enrollment received.

The Ordinance was passed to be Ordained and Adopted on a call of the roll of the yeas and nays--Yeas 13--Nays 0--Absent 0.

The Committee on Ordinance to whom was referred an order The DPW install a handicap sign for Yolanda Gonzalez at 50 Arthur St.

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Report of Committee on received and the Ordinance passed its first reading.
The Ordinance passed its second reading.
The Ordinance was passed to be enrolled.
The Committee has considered the same and find that it is truly and properly enrolled.
Report of Enrollment received.
The Ordinance was passed to be Ordained and Adopted on a call of the roll of the yeas and nays--
Yeas 13--Nays 0--Absent 0.

The Committee on Ordinance to whom was referred an order that the DPW remove the handicap sign at 71 Waldo St. The sign is no longer needed.

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Report of Committee on received and the Ordinance passed its first reading.
The Ordinance passed its second reading.
The Ordinance was passed to be enrolled.
The Committee has considered the same and find that it is truly and properly enrolled.
Report of Enrollment received.
The Ordinance was passed to be Ordained and Adopted on a call of the roll of the yeas and nays--
Yeas 13--Nays 0--Absent 0.

Motion was made and seconded to suspend the necessary rules to take up item 75 out of order.

Councilor Sullivan-That the HG&E be invited to the next council meeting to be formally presented the Utility of the Year award from the Northeast Renewable Energy Coalition and the Proclamation from the Commonwealth of MA.

---> Received and Adopted.

Councilor Givner made a motion to reconsider the previous action on item 41. Councilor Magrath-Smith seconded the motion.

Councilor Givner stated there was a discussion in Finance where the Mayor presented how important it was to get the funding to pay for contracted services to meet deadlines. She then recalled that the

committee discussed the item and agreed to pass it and still have discussions in Finance. She emphasized that they did not have voted to send it to full Council only to have it come back.

President Murphy-Romboletti noted that the Mayor was on Zoom.

Councilor Magrath-Smith made a motion to extend the meeting by 10 minutes. Councilor Givner seconded the motion. Motion adopted.

Councilor Jourdain reiterated that new information had come in from the state since the committee voted to approve this, including the state having resources and the ability to appoint independent people to do the reconciliation work. He then expressed an interest in hearing if that would be a good option. He then stated that this should be discussed in Finance the following week.

Motion was made and seconded to suspend the necessary rules to allow Mayor Garcia to address the Council.

Mayor Garcia explained that the state was not coming in with resources but was giving the city 60 days to solve the reconciliation issues that had been affecting the community for over 20 years. He emphasized that there had been treasurers with great experience who were still challenged with addressing these issues. He also recalled that the city had a consultant, Sarah Hunter, who was going to help and the Council said no. He added that the state was now saying they would get someone and then put it on the city's tax rate recap and didn't care if the city didn't like how much it would cost. He then explained that the transfer was to ensure TJ Plante could start the work right away. He added that this needed to be done so that he could tell the state that the city was working on it and the Council was aligned. He then expressed frustration with the way the meeting went, noting that the Council could not put the city's finances above other things.

Councilor Jourdain stated that it would be helpful to be given all of the information when these conversations happen. He then asked why it wouldn't be better for the state to pick a qualified, independent person to handle reconciliations rather than having the Mayor's person do it. He suggested being able to compare the two options. He also stated that the Council had no idea how much the other option would cost.

Mayor Garcia stated that no matter what was done, it wasn't going to get done in 60 days. He added that a lot was going to be spent trying to catch up with 2-3 decades of issues that had been identified in multiple audits over 20 years. He then suggested that Sarah Hunter would have gotten a lot of this done already, and it was likely the state would hire her anyways. He then explained that getting the contract with Mr. Plante right away would allow them to have him already on helping guide things, including attending the meeting on the 15th. He expressed frustration that the Council could not be convinced how important contracting with Ms. Hunter was and was concerned the same would be true for Mr. Plante. He added that he was tired of waiting for the Council.

President Murphy-Romboletti stated that she was calling the motion on this.

Councilor Jourdain asked for more time to ask questions of the Mayor. He then stated he was trying to understand more. He also emphasized that the body had not had a chance to discuss the letters as they had just received them. He then asked if the money was approved, what would the advantage be of having the independent consultant. He also asked if they would be doing the same work as Mr. Plante.

He also questioned what would be wrong with having the state pick the person since they would be doing it the way the state wanted.

Mayor Garcia asked if the desire was to invite the state in and put the city on a path to receivership. He then emphasized that he did not want that. He then stated that he wanted the city on a path to fix its own problems. He added that Mr. Plante was an independent finance consultant. He also questioned why the city should wait for the state to pick someone. He also explained that Mr. Plante was going to help with reconciliation, but it was just one piece of the municipal financial situation. He then emphasized that he spoke at the Finance meeting on the need to move this money, and then Mr. Plante could come in on the 15th to address all of the questions.

Councilor Jourdain stated that it didn't help to have accusations being made. He also explained that he had been warm to this approach, but now there were additional memos suggesting the state could do it instead which had not been brought up before.

Councilor Magrath-Smith called the motion.

Councilor Jourdain asked if the \$137,500 was approved, that would include them doing the reconciliations the state was asking for.

Mayor Garcia stated that the transfer was to contract with Open Architects to have Mr. Plante working for the city, guiding the city as a CAFO, helping with reconciliation.

Councilor Jourdain asked how the reconciliations the state was asking for would be done.

Mayor Garcia explained that the state was threatening the city, emphasizing that the city needed to fix the problem, or they would come in and contract with someone to do the work if the city didn't contract with someone. He added that they would also raise it in the tax rate recap, and it wouldn't matter how much it was or if the city agreed with it. He added that was the direction the state was going, and he was trying to show the state that the city was doing what it needed to do to be responsible. He then explained he was hoping to believe Councilor Jourdain was the fiscal watchdog that cared about the direction the city was going but now was hearing interest in bringing the state in instead and waste more time.

Councilor Jourdain explained he was not saying that, adding that he was just asking about the transfer and trying to understand the DLS letter's suggestion that they could bring in resources.

Mayor Garcia stated that they would not be bringing in resources.

Councilor Jourdain clarified that the state would hire someone to do the work and charge the city for it. He then expressed his understanding that even if the transfer was approved, the city would still need to pay for the reconciliation to be done in 60 days, or the state would still come in and do it on their own. He added that he already heard it wasn't going to be done in 60 days.

Mayor Garcia stated that while it wouldn't be done in 60 days, this would show the state that the city was moving securing the help to facilitate and guide. He added that in meetings with the state, when he mentioned that the Finance Committee was in support and that the city was working with TJ Plante, that gave them some hope. He added that this amount would be a drop in the bucket of what was needed to

start moving the pieces. He then expressed hope that this could move in tandem with approving the restructuring. He then stated that he was trying to communicate with the state and show them that the Council was working on reforms to address longer term objectives and avoid going backwards.

Councilor Givner called the motion.

Councilor Jourdain stated that the Council should approve the transfer as a courtesy to the Mayor as the person asking for it, but there needed to be a lot of discussion about the memos and the rest of the budget on the 15th.

Mayor Garcia stated that the 15th would be a big 'coming to Jesus' day and all councilors were encouraged to attend the Finance Committee meeting.

President Murphy-Romboletti asked if it was okay to vote. She then stated that the motion was to reconsider the previous action and in favor of item 41.

Councilor Jourdain stated that there needed to be a vote to reconsider the action and remove it from committee.

President Murphy-Romboletti stated that she just said that.

Councilor Jourdain stated that he heard that it was a vote to approve it.

President Murphy-Romboletti stated that she stated it was a vote to reconsider the action.

Motion adopted on a call of the roll of the yeas and nays--Yeas 11--Nays 1 (Bartley)--Absent 1 (Greaney).

Motion was made and seconded to suspend the necessary rules to take up late files 72, 73, and 74 as a package.

Jourdain- The Mayor, Auditor, and City Treasurer provide an update to the City Council on the closing of the FY24/25 audit and certification of free cash.

---> Received and referred to the Finance Committee.

Jourdain- The Mayor, Auditor, and City Treasurer provide an update to the City Council on filing of the Schedule A to the DLS.

---> Received and referred to the Finance Committee.

Jourdain- Receive contract and scope with Open Architects and for Tj Plante and the Mayor to provide regular updates to the City Council on progress.

---> Received and referred to the Finance Committee.

Meeting adjourned due to time expiring.

The Committee on Charter and Rules to whom was referred an order that the following Charter Change be adopted:

Charter Sec. 39. - City solicitor.

AMEND

FROM:

The city solicitor shall perform those all legal services in which the city is interested and attend to all proceedings at law or in equity to which the city is a party, and to all claims made to the city council. For these purposes he shall have sole charge of all such matters and proceedings. He shall give in writing his legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.

TO:

The city solicitor shall perform those legal services in the city as the city council shall establish by ordinance. He or she shall give in writing their legal opinion upon any of the municipal affairs of the city, upon the request of the mayor or city council, and in addition shall give his or her opinion upon the law relating to municipal affairs in any department, upon request made by the head of such department.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order That Charter Sections 19 and 34 be amended and elsewhere as appropriate to allow for all appointments to the Fire Commission and DPW Commission to be appointed by the Mayor subject to confirmation by the City Council.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 22 of the Holyoke Charter - Power as to laying out, etc., of streets; damages; ordinances, etc., involving expenditures in excess of two hundred dollars.- be amended using the attached language

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 24 of the Holyoke Charter -Presentation of ordinances, orders, etc., to mayor; approval; veto; passage over veto - be amended using the attached language

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order That section 41 of the Holyoke Charter be deleted.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 49 of the Holyoke Charter - Transfers of appropriations; authorization of expenditures without appropriation; approval of bills, pay rolls and vouchers; fiscal year. - be amended using the attached language.

Recommended that the order be adopted.

---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that section 53 of the Holyoke Charter -Loans, bonds and notes. - be amended using the attached language.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that the City of Holyoke shall create an Administrative and Finance Department. Said acceptance shall be subject to implementation by city ordinance and any necessary amendments to the City Charter. This order shall be referred concurrently to Charter and Rules and Ordinance to be considered jointly, with recommendations regarding implementation to be reported back to the City Council jointly. See attached: Municipal Modernization Act of 2025.
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that City Council adopt the attached Substitute Municipal Modernization Ordinance
Recommended that the order be received.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order With community support, order that the following section of our Codes of Ordinances and charter be updated to reflect use of email as sufficient for special meeting notice:
Sec. 12. – Special meetings of city council.
The mayor may at any time call a special meeting of the city council by public posting through the city website along with written notifications thereof, together with a statement of the subjects to be considered thereat, to be deposited in the post office, postpaid and addressed to the persons to be notified, at least forty-eight hours before the time appointed for such meeting, or to be left at the usual place of residence of each member of the council, by email at least forty-eight hours before the time appointed for such meeting.
(Acts 1965, c. 187; Acts 1992, c. 189)
Recommended that the order be adopted.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order Charter changes related to Municipal Modernization Package be adopted.
Recommended that the order has been complied with.
---> Laid on the table.

The Committee on Charter and Rules to whom was referred an order that Rule 8M please be amended as follows:
Current:
M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars, shall require for its passage the affirmative votes of a majority of all members of the City Council.
Every such ordinance, order, resolution, or vote shall be read twice, with an interval of at least three days between the two readings, before being finally passed; and the vote at its final passage shall be taken by roll call; provided, however, that upon and after the written recommendation of the Mayor, the City Council may pass such ordinance, order, resolution, or vote on the same day by a two-thirds yea and nay vote. {See City Charter s. 22}
New:

M. Any ordinance, order, resolution, or vote involving the appropriation or expenditure of money to an amount which may exceed two hundred dollars shall be considered as adopted by final action of the City Council only after passing the following two votes: (1) Motion to pass the first reading by a majority of all the members of the City Council, and (2) Motion to pass the second reading by a majority of all the members of the City Council on a roll call vote. Notwithstanding the preceding, if the Motion to pass the first reading and the Motion to pass the second reading occur within three days of each other then the Motion to pass the second reading shall require a two thirds majority of all the members of the City Council to be adopted. [Reference: City Charter Section 22, and MG.L. c. 44 § 1]

Recommended that the order be adopted.

---> Laid on the table.

REGULAR AND PENDING EXECUTIVE SESSION MINUTES

June 11, 2024, September 4, 2024, and April 15, 2025 Executive Session Minutes - Reviewed and ready for partial release as of September 17, 2025

---> Laid on the table.

December 9, 2024 Finance Committee Executive Session Minutes - Reviewed and withheld in entirety as of September 17, 2025

---> Laid on the table.

From City Clerk Brenna Murphy Leary and Admin. Assistant Jeffery Anderson-Burgos- September 17, 2025 meeting minutes

---> Laid on the table.

COMMUNICATIONS

From Deb Brunelle, Chief Assessor, request to appoint Grant Schlosstein to Board of Assessors

---> Laid on the table.

Resolution supporting local control of municipal utilities and local efforts to achieve Massachusetts low carbon emissions goals.

---> Laid on the table.

From City of Holyoke Health Benefit Meeting Minutes of September 8, 2025

---> Laid on the table.

From Board of Fire Commissioner-Meeting Minutes from August 20, 2025

---> Laid on the table.

Notice of Community Outreach Meeting-Cannabis Courier and Manufacturer

---> Laid on the table.

PETITIONS

Petition from Residents of Ward 1- concerns regarding crosswalk at Chestnut and Lymans Streets
---> Laid on the table.

PRESIDENT'S REPORT

REPORTS OF COMMITTEES

The Committee on Ordinance to whom was referred an order that City Council adopt the attached Substitute Municipal Modernization Ordinance

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the Council approve the changes to Holyoke Code of Ordinances Chapter 86 Schedule IV: Stop Streets associated implementation of stop control on local side streets intersection Homestead Ave between Westfield Rd and Cherry St as detailed in the memorandum prepared by the Assistant City Engineer, dated July 29, 2025.

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the Council approve the changes to Holyoke Code of Ordinances Chapter 86 Schedule IV: Stop Streets associated with implementation of all-way stop control at the following locations as detailed in the memorandum of changes associated with the MassDOT All-Way Stop Control (ASWC) Program prepared by the Assistant City Engineer, dated July 29, 2025:

- Appleton Street at Elm Street
- Cabot Street at Nick Cosmos Way
- Dwight Street at Pine Street

- Sargeant Street at Commercial Street
- Sargeant Street at Elm Street
- Sargeant Street at Sycamore Street
- West Franklin Street at Linden Street

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the various traffic schedules contained in Holyoke Code of Ordinances Chapter 86 Article IX be updated as detailed in the memorandum of changes required by the upcoming City Center Connector Project prepared by the Assistant City Engineer, dated July 29, 2025.

have considered the same and Recommended that the order be adopted.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the position of Chief Administrative and Financial Officer be created and added to Schedule A

have considered the same and Recommended that the order has been complied with.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the City Council adopt the attached draft ordinance establishing the role of Parliamentarian of the City Council.

have considered the same and Recommended that the order be given a leave to withdraw.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

The Committee on Ordinance to whom was referred an order that the position of combined Treasurer/Tax Collector is created by ordinance and added to Schedule A Grade 14

have considered the same and Recommended that the order be given a leave to withdraw.

Committee Members:

Israel Rivera
Linda L. Vacon
Meg Magrath-Smith
David K. Bartley
Jenny Rivera

---> Laid on the table.

Motion was made and seconded to suspend the necessary rules to take up items 36 through 38 as a package.

The Committee on Development and Governmental Relations to whom was referred a Special permit application for home occupation of Kristin Fontaine for a cottage kitchen to bake bread at 1 Meadow Street (081-00-012) per sec 4.8.2.

Conditions previously added:

1. That the hours of operation would be Saturday 12 p.m. - 5 p.m.
2. That the applicant will provide their business certificate and their permit from the Board of health.

have considered the same and Recommended that the special permit be granted with the following conditions:

1. That the hours of operation would be Saturday 12 p.m. - 5 p.m.
2. That the applicant will provide their business certificate and their permit from the Board of health.
3. That the applicant will restrict parking of customers to the driveway.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

---> Laid on the table.

The Committee on Development and Governmental Relations to whom was referred an order to declare 569 South Bridge Street, Holyoke, MA (Holyoke Assessors Map 029, Block 08, Parcel 006) as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$38,700.00.

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

---> Laid on the table.

The Committee on Development and Governmental Relations to whom was referred an order to declare Holyoke Assessors Map 029, Block 08, Parcel 007, South Bridge Street, Holyoke, MA as surplus property. The City has been approached by an interested buyer looking to purchase the property. The property is vacant land and currently assessed at \$22,800.00.

have considered the same and Recommended that the order be adopted.

Committee Members:

Kocayne Givner
Michael Sullivan
Carmen Ocasio
Juan Anderson-Burgos
Patricia Devine

---> Laid on the table.

ORDERS AND TRANSFERS

MURPHY-ROMBOLETTI - Ordered that the City approve of a sidewalk easement for Holyoke Gas & Electric adjacent to parcel 030-06-014 (150 Race Street) for the purposes of installation of electrical conduit.

---> Laid on the table.

Rivera, I-Order: That the Special Education Department within the School Department be invited to a joint meeting of the School Committee and City Council to provide an update on measures taken to mitigate turnover of specialized special education staff. Families have raised concerns regarding the constant turnover and its impact on children receiving special education services.

---> Laid on the table.

Rivera, I-Order: That the Department of Public Works (DPW) place a sign at the intersection of Center Street and East Dwight Street informing drivers that autistic children reside in the neighborhood. Request submitted on behalf of a constituent.

---> Laid on the table.

Rivera, I-Order: That the Parks and Recreation Director appear before the Public Safety Committee to discuss the potential upgrade of Pina Park located in Ward 1.

---> Laid on the table.

Rivera, J-Ordered that a handicap sign be placed outside of 167 Elm St. for Zoila Diaz, handicap placard number PL000058.

---> Laid on the table.

Rivera, J.- ORDERED: That the City Clerk be invited to appear before the City Council to provide a detailed overview of campaign rules and regulations, including requirements and procedures related to election days, so that councilors and the public have clear, up-to-date information.

---> Laid on the table.

Rivera, J.- ORDERED: That the Department of Public Works, in coordination with the Department of Public Safety and the Traffic Commission, take the following actions to improve pedestrian safety:

1. Crosswalk Installation – Paint and maintain a clearly marked crosswalk in front of 598 Dwight Street to provide a safe crossing for elderly residents and other pedestrians accessing the nearby park.
2. “No Turn on Red” Signage – Install appropriate “No Turn on Red” signage at the corner of Dwight Street and Maple Street, where drivers frequently fail to stop, creating a hazard for pedestrians.
3. Pedestrian Signal Timing – Evaluate and adjust the pedestrian crossing signal at the Dwight and Maple Street intersection to include a sufficient countdown timer, ensuring that elderly pedestrians and others have adequate time to cross safely.

---> Laid on the table.

Vacon- ORDER: Place a permanent speed feedback sign on a pole on Southampton Road (near Fir Lane).

---> Laid on the table.

Vacon- ORDER: Please add "No engine brake sign at the bottom of the hill on Southampton Rd approaching Fir. Trucks are using engine brakes at the bottom of the hill to the stop sign.

---> Laid on the table.

Vacon- ORDER: Request our state delegation submit a bill similar to Senate Bill To Protect Floridians from Geoengineering and Weather Modification SB 56 by Senator Ileana Garcia prohibits chemical releases into the air, promotes public health.

---> Laid on the table.

Vacon- ORDER: Review & amend the sign ordinance as needed to reduce the increased posting of a variety of signs on public property and other changes that may be offered. Send to Ordinance Committee.

---> Laid on the table.

Bartley-The city remove tree stump in city owener tree belt proximate to 75 Elmwood Ave.

---> Laid on the table.

Bartley, Greaney, Ocasio- The city of Holyoke adopts M.G.L. chapter 40, §22A ¾ which grants authority to municipalities to designate a parking space at City Hall for Veterans. Refer to Chater & Rules and/or Ordinance. Copy to Law Dept. Copy to Parking Advisory Committee.

---> Laid on the table.

Bartley-If the local option is adopted, the City of Holyoke create by ordinance a designated parking place for Veterans at City Hall to be used in compliance with chapter 40, §22A ¾. Refer to Ordinance. Copy to Parking Advisory Committee.

---> Laid on the table.

Bartley- The city of Holyoke apply to the legislature for a Home Rule petition that allows the city to expand the use of M.G.L. chapter 40, §22A ¾ which grants authority to municipalities to designate a parking space at City Hall for Veterans. If the petition is granted, the city could create a local ordinance that would designate parking for veterans at municipal buildings other than City Hall. Refer to Charter & Rules. Copy to Parking Advisory Committee.

---> Laid on the table.

Bartley-The crosswalk and pedestrian signal on Homestead Ave at HCC's main gate remains in limbo. It's now going on 8 years since original orders were filed. Some progress was made under the tenure of Mike McManus but very little since. Order the City Engineer, HFD Alarm Division and DPW provide an update to City Council on when this dangerous situation will be corrected. Please respond with a communication in 30 days. Refer to Ordinance.

---> Laid on the table.

Bartley, Jourdain, Vacon, Greaney-- The city council go on record to support HG&E's resolution to the Executive Office of Energy & Environmental Affairs. Receive and Adopt. Refer to state delegation, Gov. Healy, Secy. Tepper. See resolution attached as Communication.

---> Laid on the table.

Bartley -HPD enforce compliance with Stop sign at intersection of Lawler and Martin Streets. Several complaints were recently received.

---> Laid on the table.

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, TWELVE THOUSAND NINETY EIGHT AND 10/100 Dollars (\$12,098.10) as follows:

FROM	
12201-51103 FIRE CAPTAIN	\$ 3,663.90
12201-51104 FIRE LIEUTENANT	3,142.74
12201-51105 FIREFIGHTER	5,291.46
TOTAL \$12,098.10	
TO:	
12201-51180 INJURED ON DUTY	\$12,098.10
PP #6 TOTAL \$12,098.10	

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, October 7, 2025.

Joshua A Garcia, Mayor
 ---> Laid on the table.

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE THOUSAND EIGHT HUNDRED THIRTY AND 34/100 Dollars (\$9,830.34) as follows:

FROM	
12201-51103 FIRE CAPTAIN	\$ 3,663.90
12201-51104 FIRE LIEUTENANT	3,142.74
12201-51105 FIREFIGHTER	3,023.69
TOTAL \$9,830.34	
TO:	
12201-51180 INJURED ON DUTY	\$9,830.34
PP#7 TOTAL \$9,830.34	

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, October 7, 2025.

Joshua A Garcia, Mayor
 ---> Laid on the table.

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DEPARTMENT OF TRANSPORTATION DONATION OF \$73,615 (SEVENTY THREE THOUSAND SIX HUNDRED FIFTEEN AND 00/100 DOLLARS)" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support the All-Way Stop initiative for the seven intersections listed below:

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St

- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, October 7, 2025.

Joshua A Garcia, Mayor
 ---> Laid on the table.

DEVINE - Ordered, that there be and is hereby appropriated by transfer in the fiscal year 2026, NINE HUNDRED AND 00/100 Dollars (\$900.00) as follows:

FROM

14212-52504 PROPERTY- R&M PELLISSIER BLDG	\$900.00
---	----------

TOTAL \$900.00

TO:

14212-53009 DPW ADMIN CONTRACTED SERVICES	\$900.00
---	----------

TOTAL \$900.00

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, October 7, 2025.

Joshua A Garcia, Mayor
 ---> Laid on the table.

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "Holyoke Economic Development Industrial Corporation \$30,000 (THIRTY THOUSAND AND 00/100 DOLLARS) donation" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support a contracted Brownfield Consultant. The City intends to provide matching funding through general fund contracted services appropriations for a total of \$60,000 together for this service.

To the City Council:

I hereby recommend the passage of the above order at the meeting of your Council to be held Tuesday, October 7, 2025.

Joshua A Garcia, Mayor
 ---> Laid on the table.

Adjourned at 10:30 p.m.

MAYOR
HON. Joshua A. Garcia



BOARD OF ASSESSORS
DEBORAH BRUNELLE, MAA, Chief Assessor

September 24, 2025

Dear Councilors,

I am writing to request that you appoint Grant Schlosstein to the Board of Assessors to fill the previously vacated seat of Anthony Dulude. Grant was hired in April after a long search to replace the previous Assessor Cheryl Hollway who resigned in December. Grant is a real estate attorney and is a resident of the City of Holyoke. He brings a wealth of knowledge, experience and professionalism to the Assessor Office. He has already taken a few of the required courses and will earn his designation as a Massachusetts Accredited Assessor within 2 years of his hire date. The appointment of Grant to the Board of Assessors would be beneficial to the office. I am pushing for this to be done as soon as possible to avoid disruption of the tax rate setting.

A situation has arisen that needs me to take a Family Medical Leave of Absence. My leave will begin October 27th. I will be out for a period of 8 to 12 weeks. I realize the timing of this is not ideal. This is not something I can put off. I am doing everything I can in preparing for the upcoming tax rate setting season. I am hoping to have approval on values and a levy before my departure. The Tax Classification Hearing will be presented as previously scheduled for November 6 with continuance to November 18th for the City Council to select a minimum residential factor.

Please contact me if you need any information.

Deborah J Brunelle

Chief Assessor



CITY OF HOLYOKE
536 DWIGHT ST. STE. 4 HOLYOKE, MASSACHUSETTS 01040
PHONE: (413) 322-5550

**A RESOLUTION SUPPORTING LOCAL CONTROL OF MUNICIPAL UTILITIES AND
LOCAL EFFORTS TO ACHIEVE MASSACHUSETTS LOW CARBON EMISSIONS GOALS**

June 18, 2025

WHEREAS, the Board of Commissioners of Holyoke Gas & Electric (HG&E), a Massachusetts Municipal Light Plant (MLP), has authority under Massachusetts General Laws Chapter 164 to regulate our municipal utility and has the sole authority to set utility rates and establish policy in a manner that best serves its customers and community; and

WHEREAS, the hallmark of the public power business model is local control and local decision-making authority that allows MLPs to meet the unique needs of the communities we serve; and

WHEREAS, MLPs throughout the Commonwealth of Massachusetts have demonstrated leadership and innovation in advancing clean energy goals prior to any state mandates to do so, and achieving progress toward decarbonization through local strategies; and

WHEREAS, MLPs have worked collaboratively with the Commonwealth to develop the MLP Greenhouse Gas Emissions Standard (GGES), establishing clear carbon-free energy targets of 50% by 2030, 75% by 2040, and net zero emissions by 2050; and

WHEREAS, HG&E has achieved a low-carbon electric portfolio, with 87% of our electrical load in 2024 being carbon-free, far exceeding targets set by recent state climate legislation and surpassing the average performance of utilities throughout New England; and

WHEREAS, MLPs maintain electric rates that are 40-60% lower than investor-owned utilities, providing critical affordability for residents and businesses while simultaneously advancing environmental goals; and

WHEREAS, the success of MLPs in achieving environmental goals while maintaining affordable rates demonstrates that local control is not only effective but essential for balancing environmental stewardship with the economic well-being of our community;

WHEREAS, several current proposed state regulations under the Executive Office of Energy and Environmental Affairs (EEA) threaten to undermine MLP local authority and subject MLP's to the same state administrative control and cost burdens as investor-owned utilities; and

WHEREAS, the proposed regulations include: Large Building Energy Reporting; Clean Heat Standard; Advanced Clean Truck Regulation; and Building Decarbonization Clearinghouse; and

WHEREAS, the aforementioned proposed regulations, if imposed on MLP's, would alone result in an increase in the average 2024 HG&E residential electric rates of approximately 225% by 2050;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Holyoke Gas & Electric that:

- We strongly affirm our commitment to local control and decision-making authority for MLP's as established under Massachusetts General Laws Chapter 164, and we oppose any state regulations that would undermine that authority.
- We recognize environmental achievements of MLPs across Massachusetts, including our own success in achieving 87% carbon-free electricity generation, which demonstrates that local initiative and control work well.
- We call upon EEA to acknowledge the proven track record of MLPs in advancing clean energy goals through local leadership, innovation, and community-responsive decision-making.
- We commit to continuing our local decarbonization approach, expanding carbon-free sources of electric generation in environmentally sensitive ways, and promoting energy efficiency and electrification programs while preserving our community's access to affordable, reliable electricity.

ADOPTED this 18th day of June, 2025

Signed:



Francis J. Hoey, III
Chair

James A. Sutter
Vice-Chair

Marcos A. Marrero
Secretary

City of Holyoke Health Benefit Meeting
September 8, 2025
Holyoke Fire Department Headquarters

The meeting was called to order by **Quentin** at **5:06 PM**

In attendance:

PEC Representatives: Joe O'Connor- Retirees, Chris Butler-Fire Dept, Chris Adams- UFCW

City Representatives: Tanya Wdowiak-City Auditor, Sean Mangano- HPS CFO, Dazhana Argueta-Personnel Specialist

Others: Quentin Donohue - chair, **Steve Corbin - Dowd Insurance, Rebecca Sutter - Dowd, Rory Casey - Treasurer, Sharon Bittner-Willis, Auditor**

Agenda:

Receive minutes from 7/21/25 meeting

- Quentin welcome motion to accept minutes

MOTION: Joseph O'Connor made a motion to **receive minutes** . **Chris Butler** seconded. Motion carried **unanimously**

Wellness Credits

- Kelly Curran emailed BCBS regarding the handling of Wellness Credits for other self funded cities
 - BCBS said no other municipalities' trust is involved in making those decisions. Kelly's recommendation is for the trust to appoint a member (Dazhana is Kelly's recommendation) to be on the Wellness committee/calls (Dazhana is already on these calls). The trust should not be the decision makers.
 - Quentin was fine having Dazhana on the calls

Broker Update

- Broker Report
 - 400k deficit but RX will offset that. Also reimbursements to LMD for high claims as in the amount of about 450k
 - Running in negative on dental about 100k
 - 3k about balance for dental fund in 7/1/24
 - Quentin Donohue was extremely frustrated/shocked and believes we have been lied to regarding the health of the dental trust.
 - Historically free cash is certified in November but it has been getting later and later. Free cash is frozen as it was not certified by 6/30 and will have to get approved for the following year to be freed up.
 - SC- believes that the Trust is still in good shape.

- January 1st BCBS decided to change formulary to not cover. COH is covering this year. SC will pull the GLP1 report to tell us if it is used for weight loss or diabetes.
- 30/90 days of runout needed in Trust
- Post 65 Retirees to Medicare and Medex
 - Number of retirees on active plan. Could go to Medex if the trust paid the penalties or Part A cost.
 - SC will ask BCBS to run the numbers for ongoing cost and savings
- PCORI-Patient Center of Outcome Institute bill- Annual fee has to get paid. Becca took care of it

MOTION: Joe O'Connor made a motion to **go into an executive session** . **Chris Adams** seconded. Motion did not proceed as this was on on the agenda

Joe O'Connor requested that the Executive Session be added to the next meeting along with an account of billed and paid from Steve Corbin

Report from Treasurer on status of trust - to include all transfers, deposits, and current balance

- Sharon explained they have worked hard for several months to reconcile the Trust account. 82k deficit after recent payments.
- Sean Mangano recommended that HWW sends withholding weekly with their payroll. Tanya recommended that we send an email to accountants at HWW with process for payroll deductions
- Quentin requested that Tanya come up with a specific process to send to HWW
- SM- May 2024 withholding should be moved to trust if not already. Where are the June deductions?
- Auditors- it is a liability in the General Fund and can easily be moved. Trust not created until 2024 (prior to deductions being taken). 6/24 payments will be accounted for and moved. They will also notify the Trust
- The current process is to put the current month withholding toward the current bill. Steve Corbin recommended that it have the same structure as one month in advance. Sharon said she would have to make a few adjustments.
-

Discussion on future selection process for broker

- Kelly Curran does not have an answer on this as of yet- **TABLE FOR NEXT MEETING**

Review MOU

- Send digital MOU and push to November meeting

New Business

- Rory Casey-TASC is off the rails. Steve Corbin: not the preferred vendor. Rory Casey thinks we should look at other vendors
- Steve Corbin will look at other FSA and HSA

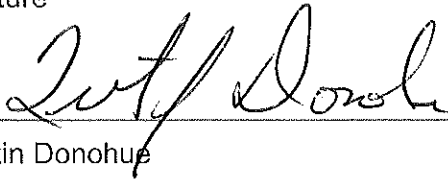
QD welcomed motion to adjourn

MOTION: Dazhana Argueta made a motion to **adjourn** . **Tanya** Wdowiak seconded. Motion carried **unanimously**

The meeting adjourned at 7 PM

Signature

Date

A handwritten signature in black ink, appearing to read "Quentin Donohue", written over a horizontal line.

9/29/25-

Quentin Donohue

Board of Fire Commission Meeting Minutes		Date: August 20, 2025 Time: 5:00 p.m. Location: Fire Department Headquarters		SEP 18 2025 Holyoke City Clerk's Holyoke, MA
Meeting called by:	Chairman Mettey	Note taker: D. Glenn		
Type of meeting:	Regular Monthly	Timekeeper: D. Glenn		
Facilitator:	Chief Kadlewicz		Approved	
Attendees:	George Mettey, Jeffrey Trask			
Absent:	Nelson Lopez			
Staff in Attendance:	Chief John Kadlewicz and Dale Glenn			
Also: Deputy Fire Chief Cerruti, Union President Alicea, John Kusiak, Glenn Sisson, 1 st Deputy Fire Chief Ernst				
A. Opening of Meeting		Chairman Mettey	Time: 5:00 p.m.	
Discussion: #1 on the agenda Commissioner Mettey opened the meeting of the Board of Fire Commissioners with a verbal roll call of those present along with the pledge of allegiance and a prayer. #2 agenda item – Minutes: The Board of Fire Commissioners reviewed the minutes from July 23, 2025 #3 on the agenda – Fire Chief's Report: • Injured on Duty/Light Duty/Administrative Duty/Administrative Leave • Overtime Expenditures #4 Old Business – 3 Grievances were submitted to the Board of Fire Commissioners for their review and Interviews for (1) Motor Vehicle Supervisor 1. Deputy Fire Chief Cerruti – Fire Chief position removed from Civil Service on behalf of the Deputy Fire Chiefs Association – their stance is that as it pertains to the associations collective bargaining agreement with the City of Holyoke that the City adhere to good faith contract language that was agreed to by both the DCA and the City of Holyoke. Commissioner Mettey has sent a letter in opposition to this matter to House Rep Duffy and Senator Velis. This is out of the scope of this Board. 2. Union President Alicea – Grievance #0508 Fire Chief position removed from Civil Service on behalf of Local 1693 – their stance is that it is a violation of but not limited to CBA Article 28.05, Article 30 paragraph 30.01 and also MGL Chapter 31. The Union's position is in opposition to this position being taken out of Civil Service as it would prevent those in lower ranks from having the chance to move up and be in higher positions. The board again expresses appreciation of the grievance however, it is out of the scope of their authority. 3. Union President Alicea – Grievance #0608 FMLA and past practice usage of benefit – their stance is that as of current practices FMLA policy is in violation of but not limited to Article 18 paragraph 18.02(b). The Union's position is that the City's interpretation of FMLA is in correct. Union President Alicea is asking the Board to reach out to the City Solicitor's office for an official opinion. The Fire Chief stated he did reach out to the City Solicitor's and received the determination that he currently follows regarding this matter. The board indicated that this is out of the scope of the board's authority. 4. Interview for (1) Motor Vehicle Supervisor – 2 individuals were interviewed for this position and asked the same exact questions and were afforded an opportunity to ask questions of their own. 5. Fire Chief following up on the roof at station 1 and station 3 leaks RFP being put out to bid #5 New Business – submission to Civil Service has been completed for a list to interview and hire (8) eight firefighters. This is now in process. Cert for Temporary Captain and 3 temporary Lieutenants #6 Executive Session – if necessary #7 Close Meeting				



City of Holyoke,
Massachusetts

Birthplace of Volleyball

Brenna Leary <learyb@holyoke.org>

Community Outreach Meeting for Proposed Cannabis Courier and Manufacturer

m n <mattnelson1994@gmail.com>

Thu, Sep 18, 2025 at 1:28 PM

To: clerks@holyoke.org

****NOTICE OF COMMUNITY OUTREACH MEETING****

To: City Clerk
City of Holyoke
Holyoke, MA 01040

Dear City Clerk,

This notice is to inform you of a community outreach meeting regarding a proposed cannabis courier and manufacturer. The meeting is scheduled to take place as follows:

Sept 3, 2025

5:15 pm

In the parking lot of 110 Winter St, Holyoke, MA 01040

The purpose of this meeting is to engage with community members, share information about the proposed business, and address any questions or concerns from residents. We encourage all interested parties to attend and participate in this important discussion.

Thank you for your attention to this matter. We look forward to fostering a positive dialogue with the community.

Sincerely,
Matthew Nelson
CEO, Burn Bright LLC
BurnBright2022@gmail.com
+1(774)400-5965

SEP 29 2025

PETITION

We, the undersigned residents of Ward 1, are petitioning the Holyoke City Council to raise concerns regarding the crosswalk at the intersection of Chestnut Street and Lyman Street. This crosswalk has been identified as a hazardous area for individuals with disabilities and pedestrians in general. Key issues include a blind spot for drivers approaching the intersection and the absence of a sign, which could contribute to dangerous situations. We kindly request an evaluation by the City Council to address these safety concerns and improve conditions for all users of this crosswalk. Your attention to this matter is greatly appreciated.

Print Name:	Signature:	Holyoke Street Address:
✓ Gloria Laureano	Gloria Laureano	41 Chestnut St apt 507
✓ Sofia Santiago	Sofia Santiago	41 Chestnut St. apt 302
✓ Maria E. Rodriguez	Maria E. Rodriguez	41 Chestnut St apt 502
✓ Vanessa Rodriguez	Vanessa Rodriguez	41 Chestnut apt 502
✓ Delio Diaz JR	Delio Diaz	41 Chestnut 508
✓ Hilda R. Sepulveda	Hilda R. Sepulveda	41 Chestnut St. 570
✓ Rafael Correa	Rafael Correa	41 Chestnut St. 510
✓ Mercedes Diaz	Mercedes Diaz	41 Chestnut St. 508
✓ Delio Diaz	Delio Diaz	41 Chestnut St 508
✓ Rosa Gonzalez	Rosa Gonzalez	41 Chestnut St 513

2

PETITION

SEP 29 2025

We, the undersigned residents of Ward 1, are petitioning the Holyoke City Council to raise concerns regarding the crosswalk at the intersection of Chestnut Street and Lyman Street. This crosswalk has been identified as a hazardous area for individuals with disabilities and pedestrians in general. Key issues include a blind spot for drivers approaching the intersection and the absence of a sign, which could contribute to dangerous situations. We kindly request an evaluation by the City Council to address these safety concerns and improve conditions for all users of this crosswalk. Your attention to this matter is greatly appreciated.

Print Name:	Signature:	Holyoke Street Address:
✓ Daisy Semm	D.S	182 Lyman ^{apt 2} ap.
✓ Lucy E. Vege		41 Chestnut St

SEP 29 2025

2

PETITION

Registrar of Voters

We, the undersigned residents of Ward 1, are petitioning the Holyoke City Council to raise concerns regarding the crosswalk at the intersection of Chestnut Street and Lyman Street. This crosswalk has been identified as a hazardous area for individuals with disabilities and pedestrians in general. Key issues include a blind spot for drivers approaching the intersection and the absence of a sign, which could contribute to dangerous situations. We kindly request an evaluation by the City Council to address these safety concerns and improve conditions for all users of this crosswalk. Your attention to this matter is greatly appreciated.

Print Name:	Signature:	Holyoke Street Address:
✓ L. R. V.	<i>[Signature]</i>	41 Chestnut St. apt. 305.
✓ V. h. Tandy	<i>[Signature]</i>	41 Chestnut. apt. 305

PETITION

SEP 29 2025

We, the undersigned residents of Ward 1, are petitioning the Holyoke City Council to raise concerns regarding the crosswalk at the intersection of Chestnut Street and Lyman Street. This crosswalk has been identified as a hazardous area for individuals with disabilities and pedestrians in general. Key issues include a blind spot for drivers approaching the intersection and the absence of a sign, which could contribute to dangerous situations. We kindly request an evaluation by the City Council to address these safety concerns and improve conditions for all users of this crosswalk. Your attention to this matter is greatly appreciated.

Print Name:	Signature:	Holyoke Street Address:
Sofia Bermúdez care giver	Sofia Bermúdez	41 Chestnut St Apt 713 Holyoke, MA 01040
Sandra Roman	Sandra Roman	41 Chestnut St Apt 313
Edmund S. Szymonik	Edmund Szymonik	41 Chestnut St
Frances A. Szymonik	Frances Szymonik	41 Chestnut St
Jonathan DeTear	Jon DeTear	41 Chestnut St Holyoke MA 01040 APT 701
Eddie A DeTear	Eddie A. DeTear	41 Chestnut St Holyoke MA 01040 APT 701
Barbara Kruszeloski	B. Kruszeloski	41 Chestnut St Apt 613
Domitila Soez		41 Chestnut St. Apt 314
Just L. M. Lutz		41 Chestnut St 41 Chestnut 515
Maria E. Samra		41 Chestnut 303
Maria Rodriguez		41 Chestnut St 511

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

_____AMENDMENT TO CHAPTER 2 OF THE REVISED CODE OF ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE TO ESTABLISH THE DEPARTMENT OF ADMINISTRATION AND FINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Division 1 entitled "Generally of Article III entitled "Departments" of Chapter 2 entitled "Administration" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended:

BY ADDING THE FOLLOWING LANGUAGE:

Department of Administration and Finance.

Section 2-291

I. Establishment; responsibilities.

A. The Department of Administration and Finance shall be responsible for the overall budgetary, financial, and personnel administration of the City.

B. The Department shall be under the charge and control of the City's Chief Administrative and Financial Officer, herein referred to as the "CAFO."

C. The Department of Administration and Finance, under the direction of the CAFO, shall oversee the Treasurer/Collector Department, Assessors Department, Comptroller Department, Purchasing Department, Human Resources Department and such other departments as may be placed under the direction of the CAFO by the Mayor with the approval of the City Council.

D. Whenever the term "Department of Finance" appears in any general or special law or any ordinance, regulation, contract, or other document with reference to the City of Holyoke, it shall be taken to mean the Department of Administration and Finance of the City of Holyoke.

E. Whenever the term "Chief Financial Officer" appears in any general or special law or any ordinance, regulation, contract, or other document with reference to the City of Holyoke, it shall be taken to mean the Chief Administrative and Financial Officer of the City of Holyoke.

II. Responsibilities and Duties.

A. The Department of Administration and Finance, under the direction and management of the CAFO, shall be responsible for the overall budgetary and financial administration of the City, including:

- (1) Coordination, administration, and supervision of all financial departments, services and activities as allowed under the Charter, ordinances and state and federal law;
- (2) Assistance in all matters related to municipal financial affairs;
- (3) Implementation and maintenance of uniform systems, controls, and procedures for all financial activities in all departments, boards, commissions, agencies, and other units of City government, the operations of which have a financial impact upon the general fund and enterprise funds of the City, and including, but not limited to, maintenance of all financial and accounting data and records;
- (4) Implementation and maintenance of uniform financial data processing capabilities for all departments;
- (5) Supervision of all financial data processing activities;
- (6) Implementation and maintenance of uniform budget guidelines and procedures;
- (7) Assistance in development and preparation of all department budgets and spending plans;
- (8) Review of all proposed contracts, licenses, and obligations with a term in excess of thirty days
- (9) Monitoring of the expenditure of all funds, including periodic reporting by and to appropriate agencies of the status of accounts; and
- (10) Review of the spending plan for each department as provided herein.

B. In all cases where the duty is not expressly charged to any other department or office, it shall be the duty of the CAFO, under the auspices of the Department of Administration and Finance, to promote, secure, and preserve the financial interests of the City.

C. All department budgets and requests for budget transfers shall be submitted to the CAFO for review and recommendation by the Department of Administration and Finance prior to submission to the Mayor and City Council as appropriate.

D. For each and every proposed appropriation order, and with respect to any proposed City Council vote necessary to effectuate a financial transfer, ordinance revision, or special legislation which may require the expenditure of funds or otherwise financially obligate the City for a period in excess of one year, or with respect to a vote to

authorize a borrowing pursuant to a provision of law other than MGL c. 44, § 4, 6 or 6A, the CAFO shall, if it be the case, submit in writing to the Mayor and City Council a certification that is the CAFO's professional opinion, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support such proposed expenditures or obligations without a detrimental impact on the continuous provision of the existing level of municipal services. If the CAFO fails to provide a certification as aforementioned within seven (7) business days of a request for such certification from the City Council or Mayor, such appropriation order, financial transfer, ordinance revision, special legislation, or borrowing authorization may nonetheless be approved by a two-thirds majority of all the members of the City Council, but the absence of the certification of the CAFO shall be expressly noted in such order or vote.

III. Financial Information.

A. The CAFO shall provide the City Council in writing an assessment, analysis or other financial information justifying approval, whenever the City Council shall be requested to approve any of the following:

- (1) An expenditure which is or may be in excess of an appropriation;
- (2) A condition where an allotment is or may be exceeded;
- (3) A certification of the CAFO that the City's financial resources and revenues are and will continue to be adequate to support a proposed expenditure or obligation pursuant to the terms set forth in this article; or
- (4) Any actions with respect to temporary or permanent indebtedness.

B. With respect to any year in which a loan remains outstanding, on or before July 1, the CAFO shall submit to the State Director of Accounts (Director) a pro-forma tax rate recapitulation for the following fiscal year. The Director shall ascertain whether the City budget for that fiscal year contains reasonable revenues from taxation and other sources to meet the appropriations and other amounts required by law to be raised under MGL c. 59, § 23, and the Director shall report their conclusion to the Commissioner of Revenue.

C. With respect to any such year, upon submission of the annual tax rate recapitulation, the Director shall also ascertain whether the City budget for that fiscal year contains reasonable revenues from taxation and other sources to meet the appropriations and other amounts required by law to be raised under MGL c. 59, § 23, and the Director shall report their conclusion to the Commissioner. If the Commissioner determines that the City budget as presented on the pro-forma or annual tax rate recapitulation would not permit certification of the tax rate for the applicable fiscal year, they shall certify this determination in writing and provide notice of this determination with a copy of the certificate to the Secretary of Administration and Finance.

IV. Requests for information from School Department.

A. The CAFO and the Director of Internal Audit shall make reasonable efforts to comply with all reasonable requests of the School Department to provide information relating to the operation of the School Department held within the authority or control of their offices.

B. If the CAFO, the Director of Internal Audit, or any employee thereof refuses to provide such information or engages in unreasonable delay, the School Department shall notify the Mayor and School Committee that the CAFO, Director of Internal Audit, or other employee has not made a good faith effort to provide said information in a timely manner. The Mayor and School Committee shall, within a reasonable time but no longer than thirty (30) calendar days, with the possibility of an extension, make a determination that any such information shall be provided to the School Department, which shall be binding upon the CAFO, the Director of Internal Audit, and the School Department. Nothing in this subsection shall abrogate any of the other powers or duties of the School Committee under Chapter 71 of the General Laws.

V. Composition of financial activities.

A. The Department of Administration and Finance shall consist of the CAFO and such other personnel as from time to time may be approved by the City Council and Mayor for the proper execution and fulfillment of his/her duties and responsibilities.

B. The CAFO shall be responsible for overseeing and coordinating the work and administrative activities of those employees in the departments reporting to them, as well as those positions and departments placed under the direction of the CAFO by the Mayor.

C. All City departments, employees, officials, boards, commissions, agencies, and other units of City government, including the School Department, shall cooperate with the CAFO in the performance of their duties under this article. They shall furnish any information or other records requested by the CAFO within a reasonable period of time but no longer than thirty (30) calendar days, with the possibility of an extension, except as otherwise prohibited by law. Any official who intentionally violates the provisions of this article by failing to cooperate with the CAFO may be subject to appropriate discipline. The Mayor shall have exclusive disciplinary authority hereunder unless otherwise disclosed by the Mayor who may transfer said authority to the CAFO so long as the transfer is in a writing available to the public. For the purposes of this article, the word "official" shall mean a chair, head or employee of a City department, board, commission, or committee, temporary or acting, but shall not be construed to include the Mayor or the members of the City Council or School Committee.

VI. Consolidation of financial activities.

A. All City financial activities shall be consolidated and transferred to the appropriate department under the City Charter or ordinance as established by the City Council subject to the provisions of the Charter. For purposes of this article, the phrase "financial activities" shall mean all duties, responsibilities, tasks, jobs, or employment positions within or assigned to any City department, board, commission, agency, or other

unit of City government which substantially involve one or more of the following: accounting, auditing, billing, borrowing or leasing, budgeting, collecting, data processing, payroll, and payments. The CAFO shall further review and reevaluate the financial activities of the City and make recommendations to the Mayor and City Council for their approval for such additional consolidations or transfers of financial activities as appropriate to promote the fiscal stability of the City.

B. To the extent that personnel performing financial activities as defined herein devote all or a substantial portion of their employment activities to matters related primarily to a particular department, board, commission, agency, or other unit of City government, and such personnel are not paid from, or their employment expenses not charged to, the appropriation of such department, board, commission, agency, or other unit of City government, the CAFO is authorized to and shall devise a reasonable "charge-back" system so as to provide for the recovery from the appropriation of such department, board, commission, agency or other unit of City government of the full employment expenses of the aforementioned personnel.

VII. Stabilization funds.

A. The City shall maintain all stabilization and reserve funds required by ordinance and state law.

VIII. Expenditures in excess of appropriations; personal liability.

No official of the City, except in the case of all emergency involving the health or safety of the people or their property, shall intentionally expend in any fiscal year any sum in excess of such official's departmental appropriation duly made in accordance with law, nor commit the City to any obligation for the future payment of money in excess of such appropriations. Any official who intentionally violates this section may be personally liable to the City for any amounts expended in excess of all appropriation to the extent that the City does not recover such amounts from the person or persons to whom such sums were paid. The Trial Court of the Commonwealth or a single justice of the Supreme Judicial Court shall have jurisdiction to adjudicate claims brought by the City hereunder and to order such relief as the Court may find appropriate to prevent further violations of this section. Any official who violates the provisions of this section shall be subject to removal. For purposes of this section, the word "official" shall mean a City department head, temporary or acting, and all municipal boards, committees, and commissions which recommend, authorize, or approve the expenditure of funds. However, the word "official" shall not be construed to mean the Mayor or the members of the City Council or School Committee.

Section 2-292 - Chief Administration and Financial Officer.

I. Appointment, removal, term, qualifications, and requirements of CAFO.

A. The Chief Administrative and Financial Officer shall report to and be under the direction of the Mayor. The Mayor shall appoint, subject to confirmation by a majority of the City Council, the CAFO for a term of not

more than three years. Before entering upon the duties of the office, the person shall be sworn to faithfully discharge the duties thereof by the Clerk of the City of Holyoke.

B. The CAFO shall be appointed solely on the basis of administrative and executive qualifications, and shall be especially fitted by education, training, and seven to ten years' previous successful senior level financial management experience to perform the duties of the office and shall hold no less than a bachelor's degree in a financially related field from an accredited college or university. A master's degree in business administration, accounting or finance degree preferred.

C. Under the policy direction of the Mayor, the CAFO shall function with considerable independence and be directly accountable for his or her actions. The CAFO shall be sufficiently bonded.

D. The CAFO need not be a resident of the City or Commonwealth when appointed, but shall become a resident of the City no later than the end of the first contract term to the extent required by law. In the event of a failure to become a resident of the City within two years after appointment, an extension may be granted by a majority of the City Council.

E. The CAFO may be removed for cause by the Mayor subject to the approval of the City Council. Such removal shall be approved by a two-thirds majority of all the members of the City Council. Prior to any vote of the Council, the CAFO may request to be heard in an executive session and upon request, the President of the City Council shall schedule an executive session that shall exclude the Mayor. Said executive session shall take place on a date other than one already scheduled for a regular or special Council meeting.

II. Selection of CAFO.

A. When the office of the CAFO is vacant or will become vacant, the Mayor shall initiate the selection process by giving notice of ~~his/her~~ intent to establish a "screening committee" to review applicants for the position. The Mayor shall send a copy of the notice to each agency or officer responsible for appointing persons to serve on the screening committee.

B. The Mayor shall appoint a screening committee no later than 21 days after sending the notice. No screening committee is required if the Mayor reappoints an incumbent CAFO.

C. The screening committee shall consist of seven members. The City Council shall appoint two persons, and Director of Internal Audit shall appoint one person to serve on the screening committee. The Mayor shall appoint four other members to the screening committee, two of whom shall have expertise in municipal management specifically in the areas of finance and/or personnel

management.

D. The screening committee shall recommend to the Mayor the names of not less than two nor more than five candidates whom it believes to be best suited to perform the duties of the CAFO. If the screening committee determines that there are not at least two candidates qualified to perform the duties of CAFO, the screening committee shall report to the Mayor that it is unable to complete its assigned task. In that event, the Mayor shall direct the screening committee to reopen the search.

E. In the absence of a Chief Administrative and Financial Officer, or while the process of appointing a CAFO is proceeding, the Mayor may appoint an Acting CAFO for a term of no more than 60 days.

III. Powers and duties of CAFO; violations and penalties.

A. The CAFO shall cause the laws of the Commonwealth and the ordinances, orders, and regulations of the City to be executed and enforced by the officers under the direction of the CAFO. The CAFO shall exercise and have direct responsibility for the organization, administration and management of the following:

(1) Coordination, administration, and supervision of all financial services and activities as set out by ordinance, charter, or state and federal law;

(2) Assistance in all matters related to municipal financial affairs;

(3) Implementation and maintenance of uniform systems, controls, and procedures for all financial activities in all departments, boards, commissions, agencies, or other units of City government, the operations of which have a financial impact upon the general fund and enterprise funds of the City, and including, but not limited to, maintenance of all financial and accounting data and records;

(4) Implementation and maintenance of uniform financial data processing capabilities for all departments;

(5) Supervision of all financial and information technology and data processing activities; overseeing all management information systems; making recommendations for improvements and implementation of appropriate policies;

(6) Implementation and maintenance of uniform budget guidelines and procedures.

(7) Direction, guidance and assistance in development and preparation of all department budgets and spending plans; establishing and overseeing budget processes from developing instructions and setting deadlines to providing recommendations.

(8) Coordination of the development of strategic financial goals;

- (9) Review and approval of all proposed contracts and obligations with a term in excess of one year;
- (10) Monitoring of the expenditure of all funds, including periodic reporting by and to appropriate agencies on the status of accounts;
- (11) Review of the spending plan for each department; reviewing all revenues collected and making recommendations concerning fees, charges, enterprise fund rates as well as new sources of revenue;
- (12) Providing for the allotment of funds on a periodic basis as provided for in this article.

B. In all cases where the duty is not expressly charged to any other department or office, it shall be the duty of the CAFO to promote, secure, and preserve the financial interests of the City.

C. All department budgets and requests for budget transfers shall be submitted to the CAFO for review and recommendation before submission to the Mayor and City Council as appropriate. For each proposed appropriation order, and with respect to any proposed City Council vote necessary to effectuate a financial transfer, ordinance revision, or special legislation which may require the expenditure of funds or otherwise financially obligate the City for a period in excess of one year, or with respect to a vote to authorize a borrowing pursuant to a provision of law other than MGL c. 44, § 4, 6, or 6A, the CAFO shall, if it be the case, submit in writing to the Mayor and City Council a certification that it is the CAFO's professional opinion, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support such proposed expenditures or obligations without a detrimental impact on the continuous provision of the existing level of municipal services.

D. If the CAFO fails to provide the certification in Subsection C above within seven (7) business days after a request for such certification from the City Council or Mayor, the appropriation order, financial transfer, ordinance revision, or borrowing authorization may nonetheless be approved by a two-thirds majority of all the members of the City Council, but only if the absence of the certification of the CAFO is expressly documented in that order or vote.

E. All departments, officers, boards, commissions, agencies, and other units of the City shall submit budget requests to the Mayor upon the schedule and in the form established by the CAFO.

F. On or before March 30 of each year, the CAFO shall submit to the Mayor and City Council a four-year financial plan and a five-year capital plan that includes all capital needs of the City.

G. The Board of Assessors, Treasurer/Collector, Comptroller, Director of Purchasing, Human Resources Director, and employees performing similar duties

but with different titles shall report to and be under the direction of the CAFO on a day to day basis.

H. The Board of Assessors and Treasurer/Collector shall be appointed by a majority vote of the City Council and may be removed for cause by a two-thirds majority of all the members of the City Council. The Comptroller and Director of Purchasing shall be appointed by the CAFO and approved by the Mayor, subject to confirmation by a majority vote and may be removed for cause by a two-thirds majority of all the members of the City Council upon recommendation of the CAFO.

I. The CAFO shall appoint the Human Resources Director subject to confirmation by the City Council. The CAFO shall supervise the Human Resources Director and assist in all aspects of the City's human resource and employee relations functions, including establishing and maintaining impartial and uniform personnel policies, job classifications, compensation, and benefits. The CAFO will oversee and coordinate budgets for insurance or self-insurance plans, including health, accident, life, and other forms of insurance, including workers' compensation and unemployment compensation.

J. The CAFO shall be responsible for overseeing all aspects of the City's labor- management activities. Working with the Mayor, City Solicitor, and Human Resources Director, the CAFO will provide professional guidance and oversee and coordinate all strategies, negotiations, and settlements regarding collective bargaining, grievance/arbitration, and all matters related to the promotion and maintenance of a harmonious labor-management relationship. The CAFO shall have the final decision-making authority on personnel matters involving the expenditure of funds subject to the final approval of the Mayor.

K. The CAFO shall work in conjunction with the City Solicitor and the City's labor counsel to support all collective bargaining sessions with the unions in the City excluding all school department unions. The CAFO, along with the Mayor, will establish bargaining strategy and assign the members of the bargaining negotiating team. The CAFO shall cost out every bargaining proposal for both sides to determine if proposals are sustainable. Before any agreement is reached between the City and any City union, there must be consent of the CAFO before the Mayor shall be allowed to agree to the proposal. The CAFO is expected to attend all City Council meetings and committee meetings to explain their reasoning for supporting a final proposal. No agreement will be considered to have final approval until a vote of the City Council approving the appropriation needed for any agreement.

L. In the event there is a dispute between the Mayor and CAFO and both parties are unable to resolve the matter, the City Council President shall meet with the parties to review the matter and make a recommendation to both parties. The CAFO and the Mayor agree to accept the recommendation of the City Council President provided it is not in violation of any state, local, or federal law. Should

an agreement not be reached, the matter shall be decided in an executive session of the City Council by a two-thirds majority of all its members.

M. The CAFO shall not assume the duties or responsibilities of any position appointed by the City Council. The CAFO shall provide their full efforts to the position and shall not hold any elective office or engage in any other business or occupation.

N. If the CAFO finds, after receiving such information and report from the Director of Internal Audit or other appointee of the City Council, and after notice and opportunity for hearing, that an officer or employee of any unit of City government has refused information or access to the office of the Director of Internal Audit or other appointee of the City Council, or knowingly or through neglect provided false information to the Director, the officer or employee shall be individually and personally subject to a civil fine of \$300 per violation, per day, until the violation is cured. This fine shall be payable to the general fund of the City.

O. The CAFO and all of their appointees and/or reports shall be subject to the Charter and all the ordinances of the City of Holyoke. The CAFO shall at the request of the City Council give it such information in writing as it may require in relation to any matter, act or thing connected with his/her office or employment or with the discharge of the duties thereof.

Section 2-293 - Comptroller.

I. Appointment and term; oath; qualifications.

A. There shall be in the City the Office of Comptroller. The Office of Comptroller will be part of the Department of Administration and Finance. The Chief Administrative and Financial Officer shall appoint, with the confirmation of the City Council and approval of the Mayor, a Comptroller a term up to but not exceeding three years, solely on the basis of administrative and executive qualifications. The Comptroller shall report to and be under the direction of the Chief Administrative and Financial Officer, who may recommend removal of the Comptroller for cause. Such removal shall be approved by a two-thirds majority of all the members of the City Council. The CAFO may also serve as the Comptroller. In the event the CAFO also serves as Comptroller then they shall not require further confirmation by the City Council. Prior to the appointment of any Comptroller, the CAFO shall make an evaluation to determine if the position is warranted on a full-time, regular basis or if the position should be consolidated under the duties of the CAFO.

B. The person appointed Comptroller shall be qualified to hold or obtain certification as a public accountant, management accountant, government financial officer, or government accountant. Such certification shall be obtained during their first contract term. They shall have sufficient accounting experience and shall be a graduate of an accredited college or university, with a degree in accounting, or business administration.

They shall be especially suited by education, training, and experience to perform the duties of the office.

II. Annual review of Comptroller.

The Comptroller shall present his/her annual goals to the Chief Administrative and Financial Officer by January of each year.

III. Access to books and documents.

The Comptroller shall, so far as may be necessary for the proper performance of their duties, have access to all books, documents, and vouchers in the possession of any party whose accounts they are authorized to examine, and which relate to such accounts.

IV. Books of accounts.

The Comptroller shall keep proper books of accounts in which they shall charge against their appropriations all claims approved by them, and shall keep such other accounts as they may deem advisable.

V. Powers and duties of Comptroller.

A. The Comptroller shall have the powers and duties of a City Auditor under MGL c. 41, §§ 51 to 54A, inclusive. MGL c. 41, § 50, shall also apply to the Comptroller to the extent that it does not conflict with the duties of the Director of Internal Audit under Section 2-131, and this article and other duties and powers as provided herein.

B. The Comptroller shall have the authority to hire, fire, discipline, and manage personnel under the Comptroller's direction. Employees of the Comptroller's Office shall be especially fitted by education, training and experience to assist in the performance of the duties of the office.

VI. Transfer of accounts.

The Comptroller may transfer from the accounts of any department any funding not projected to be necessary due to position vacancies or operating efficiencies developed during a fiscal year. This transfer shall be into a central holding account which shall expire on June 30 of each fiscal year. If a vacant position is filled after such a transfer, the Comptroller may reverse the portion of the transfer associated with that position to ensure sufficient funding in the relevant department.

VII. Requests for information; annual reporting.

A. The Comptroller shall provide an oral or written assessment, or both, as the City Council may request, of the current and future financial impact of the cost of any proposed appropriation order, lease arrangement for a term in excess of thirty days, collective bargaining agreement, or borrowing authorization, particularly, but not limited to, as such cost item would relate to the continuous provision of the existing level of municipal services.

B. To the extent reasonable, this assessment shall include such analysis or other

information of a financial nature as is necessary to justify the approval of the City Council. The Comptroller shall provide this assessment and analysis as the Comptroller's professional opinion and the Comptroller shall not be obliged to represent the position of the Mayor or the Chief Administrative and Financial Officer.

VIII Notice of exhaustion of appropriation.

Whenever any appropriation for any department has been exhausted, it shall be the duty of the Comptroller to notify the Chief Administrative and Financial Officer and head of such department of the fact in writing, and thereafter no further liability shall be incurred by the department until an additional appropriation has been made therefor.

IX Capital projects.

A. No funds may be expended for any capital project except from funds specifically appropriated for such project. In the case of any project which is recommended by the Board of Public Works, the initial appropriation, therefore shall not exceed the estimate furnished to the City Council by such board; but nothing in this section shall prevent the City Council from making subsequent additional appropriations for such project upon the recommendation of the Chief Administrative and Financial Officer.

B. No funds appropriated for any capital project may be expended for any other project not included in the appropriation order. On completion of each project for which an appropriation was granted, any unexpended funds shall revert to the account from which they were originally appropriated.

C. The terms "capital project" and "project," as used in this section, mean any project for which bond funds may be expended under the laws of the Commonwealth. Appropriations to any such capital project may be made from bond funds, from the General Fund, or may be included in the annual budget. All departments performing work subject to this section shall keep their accounts for such work in accordance with procedures prescribed by the Comptroller.

X Custody of contracts.

The original copy of all written contracts shall be deposited with the Comptroller and one copy with the City Clerk within one week after their execution; and the City Clerk shall keep the contract or copy on file, open to public inspection during business hours and made available electronically on the city website at all times.

XI Contracts exceeding \$25,000.

In all cases where the amount of any contract made with the City shall exceed \$25,000, the contract shall be in writing, shall be approved by the Comptroller as to available appropriation, and shall be signed by the Mayor and a majority of the committee, commission, or board in charge of the work on the part of the City, and after being signed by the parties, no such contract shall be altered in any particular unless a majority of such committee, commission, or board shall signify their assent thereto in writing, under their respective signatures, indorsed on such contract, and approved by the Mayor.

XII Approval of claims.

No claim shall be paid by the Treasurer/Collector unless it shall have been approved by the City Comptroller.

XIII Mayor's order required for payment of claims.

No money shall be drawn out of the City Treasury without the written order of the Mayor. The Mayor, and in case of his absence or inability, the acting Mayor, is authorized to draw orders on the Treasurer/Collector for the payment of all accounts and claims allowed and certified by the City Comptroller.

XIV Department heads to certify and forward bills to Comptroller.

Heads of departments shall certify to the correctness of all bills incurred by them and, after approval thereof by the committee, commission, or board authorized to approve their department expenditures, shall forward the same without delay to the Comptroller not later than the fourth day of each month.

XV Filing of claims with Comptroller; transmission to Collector.

All departments of the City government shall file with the Comptroller itemized bills, duly approved, of all claims as they become due the City in the several departments, giving full names and addresses of the debtor. The Comptroller shall examine and record such claims and transmit them to the City Collector for collection.

XVI Claims uncollectible by Treasurer/ Collector.

Copies of all claims which the Treasurer/ Collector refers to the City Solicitor shall be filed with the Comptroller.

XVII Payroll.

Sec. 2-315. – Further clarification of the scope of the Comptroller.

No employee of any department of the city including but not limited to the police department, fire department, and department of public works shall perform a payroll function without the express approval of the Comptroller and CAFO. These functions are reserved to the Department of Administration and Finance. The Comptroller and CAFO shall ensure the uniform and effective administration of payroll under standardized and generally acceptable practices that protect the fiscal integrity of the city resources.

XVIII Subject to the City Charter and Ordinances.

The Comptroller shall be subject to the Charter and all the ordinances of the City of Holyoke. The Comptroller shall at the request of the City Council give it such information in writing as it may require in relation to any matter, act or thing connected with the office or employment or with the discharge of the duties thereof.

BY STRIKING THE FOLLOWING SECTIONS IN THEIR ENTIRETY:

Section 2-101 Bond; Section 2-102 Duties generally; Section 2-103 Collection of Assessments, Claims and Demands Section 2-104; Keeping account with collector of taxes; Section 2-105 Sufficiency of appropriation for payment of draft or order; Section 2-106 Custody of bonds of officials; Section 2-107 Statements and reports to City Council; Section 2-108 Deposits for care of burial places – generally; Section 2-109 Same-Filing of instrument declaring purpose of which funds to be applied; Section 2-110 Same-Collection of income; investments; Section 2-11 Same-Distribution of income from deposits; Section 2-112 Same-Responsibility for funds; enforcing proper expenditure of income; Section 2-113 Assistant City Treasurer – appointment and term.

BY REPLACING THE STRICKEN SECTIONS WITH THE FOLLOWING:

SECTION 2. Division 3 entitled "Treasurer/Collector" of Article III entitled "Officers and Employees generally of Chapter 2 entitled "Administration shall be amended as follows:

Section 2-101-Treasurer and Collector of Taxes.

I Appointment and term; oath; qualifications

A. The present Treasurer/Collector shall hold their office during the term for which they are appointed.

B. During the month of January and each third year thereafter, and whenever a vacancy may occur, the City Council shall appoint by majority vote, a Treasurer/Collector, and the incumbent Treasurer/Collector shall continue in office for a term of three years from the first day of the current January and until his/her successor is appointed and qualified. The Treasurer/Collector may be reappointed to successive terms.

C. Before entering upon the duties of his/her office, the Treasurer/Collector shall be sworn to the faithful discharge thereof.

D. The person appointed Treasurer/Collector shall be a graduate of an accredited college or university, with a degree in accounting, public administration or business administration. Under special circumstances, relevant education and certification by the Massachusetts Treasurer and Collector Association can be accepted in lieu of a degree.

E. The Treasurer/Collector shall obtain and maintain certification from the Massachusetts Treasurer and Collector Association within (36) thirty-six months.

F. The Treasurer/Collector may be removed upon the recommendation of the CAFO and by a two-thirds majority of all the members of the City Council.

Section 2-102 - Annual review of Treasurer/Collector.

The Treasurer/Collector shall present his/her annual goals to the Chief Administrative and Financial Officer by January of each year. A copy of the final approved goals shall then be provided to the City Council.

Section 2-103 - Duties of Treasurer/Collector.

A. There is hereby established the position of Treasurer and the position of Collector of Taxes. Their duties and responsibilities shall be as set forth in Massachusetts General Laws, as amended, and as said laws may from time to time be amended, including, but not limited to, MGL c. 41, §§ 35 to 43A, and c. 60 inclusive, and in addition thereto, such powers and duties as provided for herein and elsewhere in the City ordinances. Wherever references to "Treasurer" or "City Tax Collector" appear in the ordinances, they are to be construed to mean the "Treasurer/Collector"

B. The Treasurer/Collector shall have the authority to hire, fire, discipline, and manage personnel under the Treasurer/Collector's direction. Employees of the Treasurer/Collector's Office shall be especially fitted by education, training and experience to assist in the performance of the duties of the office.

Section 2-104. Bond; Deposit in Banks; Safe Deposit of Documents; Delivery to Successor.

A. The Treasurer/Collector shall give bond in such sum as the law of the commonwealth shall require, for the faithful performance of the duties of their office. The premium for such bond shall be paid for by the city and such bond shall be put into the custody of the city clerk.

B. As Treasurer, they shall keep their cash balances of all funds, monies, and accounts belonging to or held by the City in trust or otherwise, on deposit in a bank or banks, and such balances shall be deposited at interest so far as is consistent with financial safety. They may, with the approval of the Mayor, call for bids for the deposit of the City's funds for any period, but they shall be under no obligation to accept any bid submitted in response thereto. It shall be the policy of the Treasurer/Collector that City funds shall not be deposited in any bank owing back taxes to the City of Holyoke.

C. As Treasurer/Collector, they shall cause all books, vouchers, papers, and documents under their care and belonging to or held by the City to be deposited and kept in a fireproof vault or safe and shall promptly deliver over to their successor in office all books, vouchers, papers, documents and other property belonging to that office.

Section 2-105. Assistant and deputy

The Treasurer/Collector shall, with the approval of the CAFO and subject to appropriation by the City Council, appoint at any time an Assistant Treasurer/Collector, who shall assist the Treasurer/Collector in the performance of their duties and who shall perform all the duties of that officer in his/her absence. The Assistant Treasurer/Collector shall, when appointed, be sworn to the faithful performance of their duties and shall give a bond to the City in a sum and with surety or sureties approved by the City Council for such faithful performance thereof.

Section 2-106. Care and custody of funds.

As Treasurer/Collector, they shall receive, receipt for, and have the care and custody of all funds and moneys of the City, the care and custody of which is not otherwise provided for by law or ordinance and also of all other funds, moneys, securities, and property which are now or may hereafter be committed to their charge by virtue of any statute or ordinance or by virtue of any gift, devise, bequest, or deposit.

Section 2-107 - Accounts of receipts and expenditures.

The Treasurer/Collector shall keep, in books provided for that purpose, a true and accurate account of all his/her receipts and expenditures, such accounts to conform to the uniform system of accounting approved by the Massachusetts Department of Revenue, and, as nearly as may be without violation of this provision, to the system of accounts kept by the Auditor of Accounts.

Section 2-108 - Payment of drafts, orders and warrant; check signing methods.

A. The Treasurer/Collector shall pay all drafts, orders, and warrants directed to them in accordance with the provisions of these ordinances or of the laws of the commonwealth for the payment of bills, accounts, and claims against the City and shall, on presentation of the evidence of such indebtedness, pay any sum of money due on the principal or interest of any note, bond, or other security of the City or on any execution against the City.

B. The City Treasurer/Collector is authorized, with appropriate security safeguards as established by the Director of Internal Audit and CAFO, to use a check- signing machine and/or an electronic signature for the purpose of affixing their signature to City checks.

Section 2-109 - Collection of rents, assessments, bills, claims, accounts, and demands.

It shall be his/her duty as Treasurer/Collector to collect and receive all rents and assessments which may be due the City, and all bills, claims, accounts, and other demands against all persons indebted to the City, when such bills, claims, accounts, or other demands are duly delivered to them for collection, and the receipt of the Treasurer/Collector shall be deemed the only sufficient and valid discharge of any debt due the City, except as otherwise provided by law or ordinance. For the purpose of such collection, the Treasurer/Collector shall have and is hereby given authority to bring suit or other appropriate legal action in the name of the City.

Section 2-110 - Summary Reports and Monthly Summary.

A The Treasurer/Collector shall file with the City Council a summary of the tax title account, said summary to reflect name, address, and tax outstanding, upon request.

B. The Treasurer/Collector shall file with the City Council a report of deposits and investments of municipal funds, upon request. This report will list transactions, dollar amounts, and banking institutions.

C. The Comptroller and Treasurer/Collector shall file monthly with the City Council, for the City Council meeting held on the third Tuesday of each month a statement of revenue and a statement of expenditures of the City of Holyoke for the previous month.

Section 2-111 - Deposits for care of burial places - Generally.

The Treasurer/Collector may receive, hold, and apply any funds, money, or securities deposited with them as Treasurer/Collector for the preservation, care, improvement, or embellishment of any public or private burial places situated in the city or of burial lots situated in such burial places, in accordance with the provisions of M.G.L.A. c. 114, § 19, or acts supplementary thereto or amendatory thereof.

Section 2-112- Same-Filing of instrument declaring purpose for which funds to be applied.

The depositor shall, at the time of making the deposits provided for in section 2-108, file with the Treasurer/Collector a copy of the instrument which declares the purpose for which the funds, money or securities so deposited is intended to be applied.

Section 2-113 - Collection of income; investments; Distribution of income from deposits; Responsibility for funds; enforcing proper expenditure of income.

A. The Treasurer/Collector shall collect and receive the income from any funds, money, or securities deposited under the provisions of this division, and shall deposit all money received in savings banks of Massachusetts or invest the same in securities in which savings banks of Massachusetts are authorized to invest.

B. The income received from the funds, money, or securities deposited under the provisions of this division shall be paid by the Treasurer/Collector each year to the financial officer of the respective associations in which are situated the burial lots, or burial places, designated by the respective depositors, the same to be expended and applied as directed in the instruments filed by the depositors, and the payment of such money to such officers shall release the city and any officer thereof from any further liability.

C. Neither the city nor any officer thereof shall be responsible for any funds, money, or securities deposited under the provisions of this division except for willful negligence or default, but the Treasurer/Collector may enforce in his/her own name the proper expenditure and application of the incoming arising from such funds, money or securities.

SECTION 3. Division 4 entitled "City Auditor" of Article II entitled "Officers and Employees Generally" in Chapter 2 entitled "Administration" shall be amended as follows:

BY STRIKING THE FOLLOWING SECTIONS IN THEIR ENTIRETY:

Section 2-131 Duties generally; Section 2-132 Notice of exhaustion of appropriation;
Section 2-133 Statement of condition of accounts; 2-134 Auditing of accounts of water

department; Section 2-135 Auditing of accounts of Gas & Electric Department; Section 2-136 Assistant City Auditor; Section 2-137 Monthly report of interdepartmental transfer of funds

BY REPLACING THE STRICKEN SECTIONS WITH THE FOLLOWING:

Section 2-131 Director of Internal Audit - Appointment and term; oath; qualifications.

A. The present Auditor shall hold their office during the term for which they have been appointed.

B. During the month of January and each third year thereafter, and whenever a vacancy may occur, the City Council shall appoint by majority vote, a Director of Internal Audit, and the incumbent Director of Internal Audit shall continue in office for a term of three years from the first day of the current January and until their successor is appointed and qualified. The Director of Internal Audit may be reappointed to successive terms.

C. Before entering upon the duties of their office, the Director of Internal Audit shall be sworn to the faithful discharge thereof.

D. The person appointed Director of Internal Audit shall have sufficient finance or auditing experience and shall be a graduate of an accredited college or university, with a bachelor's degree or higher in accounting, finance, or business administration. A certified public accountant preferred. They shall be especially suited by education, training, and experience to perform the duties of the office.

E. The Director of Internal Audit may be removed for cause upon the recommendation of the Mayor, with the approval of the City Council for cause with by a two-thirds majority vote of all the members of the City Council.

F. Annual review of Director of Internal Audit - The Director of Internal Audit shall present their annual goals to the City Council by September 30 of each year. By November 1, the Finance Committee of the City Council shall conduct an annual review of the performance of the Director of Internal Audit, with a report to the full Council by January 1.

Section 2-132. Access to books and documents.

The Director of Internal Audit shall have access to all books, documents, and vouchers in the possession of any City department or any other party whose accounts they are authorized to examine, and which relate to such accounts.

Section 2-133. Duties of Director of Internal Audit.

A. The Director of Internal Audit shall have the powers and duties of a city auditor under MGL c. 41, §§ 50 and 53, inclusive, and in addition thereto, such powers and duties as provided for herein and elsewhere in the City ordinances. Wherever references

to "City Auditor" appear in the ordinances, they are to be construed to mean the "Director of Internal Audit" unless otherwise noted as pertaining to the Comptroller.

B. The Director of Internal Audit shall have the authority to hire, fire, discipline, and manage personnel under the Director's direction.

C. The Director of Internal Audit shall examine or cause to be examined the financial and other records of the City and its departments, including the City retirement system and any other audits or reviews as determined necessary by the Director of Internal Audit. The Director shall conduct or cause to be conducted both financial and performance audits to prevent and detect waste, fraud, and abuse and to improve the efficiency, effectiveness, and quality of public services provided in and by the City. Department heads are encouraged to use the resources of the Director of Internal Audit. The Director of Internal Audit shall serve as an ex-officio member of the Holyoke Retirement Board.

D. The Director of Internal Audit shall, on or before March 30 of each year, propose to the City Council an audit plan for the following fiscal year, which shall be reviewed and accepted by the City Council, subject to modification by majority vote. The audit plan may be filed, considered, modified, and approved in an Executive Session of the City Council if public reviews, consideration, modification, or approval would negatively impact the ability of the Director to execute the audit plan.

E. The Director of Internal Audit shall maintain an ethics and compliance hotline for the City of Holyoke as outlined in Ordinance 2-71. This hotline should be made available to the public and to City employees to enable them to report fraud, waste, and abuse.

F. No employee, officer, board, commission, agency, or other unit of the City government, including the School Department, shall interfere with any audit or review conducted by the Director of Internal Audit or his/her staff.

G. If, during an audit or review, the Director of Internal Audit becomes aware of abuse or illegal acts or indications of such acts, the Director of Internal Audit shall report the irregularities to the appropriate law enforcement authorities, elected officials, and/or state officials.

Section 2-134. Requests for information.

All officers and employees of officers, boards, commissions, agencies, and other units of City government, including the School Department, shall comply with all requests for information or access to system and records by any employee of the Director of Internal Audit acting in an official capacity. If any such officer or employee refuses to provide or engages in unreasonable delay in providing information or access, or knowingly or through neglect provides false or misleading information, the Director of Internal Audit may bring to the Chief Administrative and Financial Officer and/or Mayor an administrative complaint against that employee or officer.

If the Chief Administrative and Finance Officer finds, after notice and opportunity for hearing, that the officer or employee refused information or access to the office of the Director of Internal Audit or knowingly or through neglect provided false information, the employee or officer shall be individually and personally subject to a civil fine of \$300 per violation per day until the violation is cured. This fund shall be payable to the general fund of the City.

Notwithstanding any law, contract or collective bargaining agreement to the contrary, a violation of this section shall be just cause for termination.

Section 2-135. Requests for Information by School Department.

The Director of Internal Audit shall make reasonable efforts to comply with reasonable requests of the School Department to provide any information relating to the operation of the School Department held within the authority or control of the Director of Internal Audit. If the Director of Internal Audit or any employee of the Director refuses to provide such information or engages in unreasonable delay, the School Department shall notify the City Council. The City Council shall, within a reasonable time, make a determination that any such information be provided to the School Department, which shall be binding on the Director of Internal Audit and the School Department. Nothing in this section shall abrogate any of the other powers or duties of the School Committee under Chapter 71 of the General Laws.

Section 2-136. Use of outside firms.

A. The Director of Internal Audit shall ensure that an independent audit of the City is conducted on an annual basis.

B. The Director of Internal Audit, subject to appropriation, may retain the assistance of audit firms and others in the conduct of the work of the Director's office.

Section 2-137. Disability or vacancy in office.

If by reason of illness, absence, or other cause the Director of Internal Audit is temporarily unable to perform the duties of his/her office, the Assistant Director of Internal Audit shall assume said office for a term not to exceed 90 days or until such disability ceases. If a vacancy occurs in the office of Director of Internal Audit, the City Council may appoint an Acting Director of Internal Audit, who shall perform the duties of such office until such vacancy is filled as provided for in these ordinances.

Section 2-138. Legal Counsel to the City Council and Department of Internal Audit.

The Director of Internal Audit shall have the ability to hire outside legal counsel in the event they find it necessary to seek outside advice for the effective administration of the work of the department. In the event that the Director of the Internal Audit finds this is necessary, he or she must make said request for funds to the City Council. The line for contract services will be adequately funded and appropriated by the Mayor in the City Council budget and overseen by the City Council. Similarly, in the event the City

Council finds it necessary to contract with outside counsel, the City Council shall have a contract funds line available for outside legal counsel. Both such requests for funding of outside legal counsel shall only be approved by the City Council after determining there is a conflict which necessitates the need for outside counsel. The approval of such expenditure requires a majority of all the members of the City Council. In the event that additional appropriations for outside legal counsel are needed, the mayor shall not unreasonably withhold such funds.

BY AMENDING THE FOLLOWING SECTION AS FOLLOWS:

2-156 Assistant City Solicitor.

(2) Labor relations/employment. At least one attorney from the law department shall be assigned all labor and employment matters within the city, including collective bargaining negotiations. The city solicitor shall have the authority to contract outside counsel to assist in that regard. The mayor and the CAFO shall both approve of any attorney assigned to any collective bargaining negotiation.

BY DELETING THE FOLLOWING SECTIONS IN THEIR ENTIRETY:

2-311; Established; Qualifications and Term of Personnel Administrator; Section 2-312 Duties of Personnel Administrator; Section 2-313 Authority of Personnel Administrator to require information from departments; Section 2-314 Removal of Personnel Administrator.

BY REPLACING THE STRICKEN SECTIONS WITH THE FOLLOWING:

Sec. 2-311. - Established, qualifications and term of Human Resources Director.

- (a) The present Personnel Director shall hold their office during the term for which they have been appointed.
- (b) There is hereby established in the City of Holyoke the Department of Human Resources, the head of which shall be appointed by the CAFO subject to confirmation by the City Council and shall be known as the Human Resources Director.
- (c) The Human Resources Director shall have a term of office of five years from the date of appointment.
- (d) The Human Resources Director shall have, prior to his the appointment, at least five years' experience as a Human Resources Director, Assistant Human Resources Director, public administrator, business administrator or similar position in a comparable field with knowledge of federal and state wage counseling, hour laws, affirmative action, labor laws, recruitment and compensation in public or business enterprises. The Human Resources Director shall have at least a bachelor's degree in a related subject and preferably a master's degree in a related subject.
- (e) The Human Resources Director shall hold office until their successor has been appointed and sworn in, or until removed for cause.

Sec. 2-312. - Duties of Human Resources Director.

- (a) It shall be the duty of the Human Resources Director, under the direction of the CAFO, to be responsible for providing guidance on human resource policy development and implementation, staff orientation, maintenance of the job evaluation program, coordination of labor relations issues and maintenance of personnel records.
- (b) Responsibilities include the following:
 - (1) Approve job descriptions and maintain the job evaluation system.
 - (2) Analyze salary structure and recommend changes.
 - (3) Approve personnel change of status recommended by department heads, including hires, transfers, promotions, demotions and discharges.
 - (4) Coordinate the hiring process.
 - (5) Establish an employment application, reference referral and search process.
 - (6) Establish an internal job posting process and application process.
 - (7) Establish and maintain an orientation process for all new employees, ensuring that all benefit and tax forms are completed.
 - (8) Establish personnel records for all city employees.
 - (9) Ensure that the city is in compliance with government regulations, such as affirmative action and the Fair Labor Standards Act.
 - (10) Coordinate all benefits such as medical insurance, vacation and sick leave policy, retirement benefits, etc.
 - (11) Ensure that employees are informed about any benefit changes.
 - (12) Serve as primary liaison with insurance carriers and seek alternative bids when appropriate.
 - (13) Establish a disciplinary procedure for employees not covered by collective bargaining agreements.
 - (14) Establish a formal grievance process.
 - (15) Counsel employees individually or in groups regarding personnel issues.
 - (16) Oversee any employee training programs.
 - (17) Assist with labor negotiation strategies and obtain comparative salary/benefit information.
 - (18) Recommend personnel policy changes.
 - (19) Prepare a personnel handbook.

(20) Represent city on personnel issues as appropriate.

(21) The Human Resources Director shall maintain all attendance records and leave balances of all city employees and make them available to all city employees and department heads. The Human Resources Director shall prepare such reports on these records as required by the mayor, the City Council or department heads.

(c) The Human Resources Director shall function at the department head level and report administratively to the CAFO.

Section 2-313. -Authority of Human Resources Director to require information from departments.

The Human Resources Director shall have the power and authority to call upon the head of any department or member thereof to furnish information essential to the proper operation of all functions under this division.

Sec. 2-314. - Removal of Human Resources Director.

The Human Resources Director may be removed for cause by the CAFO, subject to approval of the City Council, upon written notice stating the reasons thereof.

Sec. 2-315. – Further clarification of the scope of the Human Resources Director.

No employee of any department of the city including but not limited to the police department, fire department, and department of public works shall perform a human resource or personnel function without the express approval of the Human Resources Director and CAFO. These functions are reserved to the Department of Administration and Finance. The Human Resources Director and CAFO shall ensure the uniform and effective administration of human resources and personnel functions under standardized and generally acceptable practices that protect the fiscal integrity of the city resources.

BY STRIKING THE FOLLOWING SECTIONS IN THEIR ENTIRETY:

Section 2-331. - Established; appointment and qualifications of Purchasing Director and Assistant Purchasing Director; Section 2-346 Removal of Purchasing Director and Assistant Purchasing Director

BY REPLACING THE STRICKEN SECTIONS WITH THE FOLLOWING:

Section 2-331. - Established; appointment and qualifications of Purchasing Director and Assistant Purchasing Director.

(a) The present Purchasing Director shall hold their office during the term for which they have been appointed.

(b) There is hereby established in the city the department of purchase, the head of which shall be appointed by the CAFO subject to confirmation by the City Council and shall be known as the Purchasing Director. Their term of office shall expire three years from the date of appointment. Subsequent terms of office shall be for a period of four years following the same process as the original appointment. The Purchasing Director shall have had prior to their appointment at least five years' experience as Purchasing Director, Assistant Purchasing Director or similar position in a comparable field such as auditing, engineering, with public or business enterprises which operate on justified requisitions based on stores control with perpetual inventories of stocks on hand. They shall hold office until their successor has been appointed and sworn in, or until removed for cause. The assistant to the Purchasing Director shall be appointed by the mayor with the approval of the Purchasing Director and shall be known as the Assistant Purchasing Director. Their term of office shall expire four years from the date of appointment. Subsequent terms of office shall be for a period of four years. The Assistant Purchasing Director shall have had prior to their appointment at least five years' experience as Assistant Purchasing Director, chief buyer or a similar position in a comparable field such as auditing, engineering, with public or business enterprises which operate on justified requisitions based on stores control with perpetual inventory on hand. They shall hold office until his/her successor has been appointed and sworn in, or until removed for cause.

(c) The Purchasing Director and the Assistant Purchasing Director shall furnish bonds for the faithful performance of their duties, to be approved by the city solicitor, in a sum to be determined by the Director of Internal Audit. In the absence, inability to serve, removal, resignation or death of the Purchasing Director, the Assistant Purchasing Director shall carry out the duties of the Purchasing Director until his/her return or until his/her successor shall have been appointed, said appointment to be for the unexpired term of the Purchasing Director. Before either the Purchasing Director or the Assistant Purchasing Director shall enter upon the duties of his/her respective office, he or she shall swear to the faithful performance thereof.

(d) For the purpose of this division, the Purchasing Director shall perform the duties and responsibilities of the chief procurement officer pursuant to M.G.L.A. c. 30B. The Assistant Purchasing Director shall likewise be bound by the provisions of M.G.L.A. c. 30B.

Sec. 2-346. - Removal of Purchasing Director or Assistant Purchasing Director.

The Purchasing Director and/or the Assistant Purchasing Director may be recommended for removal for cause by the CAFO, subject to the approval of a two-thirds majority of all the members of the City Council.

Section 2-35 entitled “Classification and Compensation Plan” of Chapter 2 entitled “Administration” of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended on April 8, 2021 is further amended as follows:

BY ADDING TO GRADE 13 of the SCHEDULE A CLASSIFICATION AND HIRING SCHEDULE, the position of:

GRADE 13	<u>Min</u>	<u>Mid</u>	<u>Max</u>
Comptroller	\$78,103.00	\$94,583.00	\$111,063.00

BY ADDING TO GRADE 13 of the SCHEDULE A CLASSIFICATION AND HIRING SCHEDULE, the position of:

GRADE 13	<u>Min</u>	<u>Mid</u>	<u>Max</u>
Treasurer/Collector	\$78,103.00	\$94,583.00	\$111,063.00

BY ADDING TO: GRADE 17 of the SCHEDULE A CLASSIFICATION AND HIRING SCHEDULE, the position of:

<u>GRADE 17</u>	<u>Min</u>	<u>Mid</u>	<u>Max</u>
Chief Administrative and Financial Officer	\$115,000.00	\$137,500.00	\$160,000.00

BY AMENDING GRADE 13 TO CHANGE CITY AUDITOR TO DIRECTOR OF INTERNAL AUDIT

BY AMENDING GRADE 10 TO CHANGE PROFESSIONAL ACCOUNTANT TO ASSISTANT DIRECTOR OF INTERNAL AUDIT

BY AMENDING GRADE 11 TO CHANGE PERSONNEL ADMINISTRATOR TO HUMAN RESOURCES DIRECTOR

BY AMENDING GRADE 7 TO CHANGE PERSONNEL ASSISTANT TO HUMAN RESOURCES ASSISTANT

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. This ordinance shall take effect upon its passage.

APPROVED AS TO FORM

Lisa A. Ball
City Solicitor

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

AMENDMENT TO CHAPTER 86 OF THE REVISED CODE OF
ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Section 86-325 entitled "Schedule IV: Stop Streets" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

ADDING:

Street Stopped	Direction of Travel	Intersection
Fairmont Street	Westerly	Homestead Avenue
Nicholls Drive	Westerly	Homestead Avenue
Philip Drive	Easterly	Homestead Avenue
Fenton Street	Westerly	Homestead Avenue
Arden Street	Westerly	Homestead Avenue
Humeston Slope	Easterly	Homestead Avenue

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on the date of passage.

APPROVED AS TO FORM:


Kathleen Degnan
Assistant City Solicitor

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

AMENDMENT TO CHAPTER 86 OF THE REVISED CODE OF
ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Section 86-325 entitled "Schedule IV: Stop Streets" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

DELETING:

Street Stopped	Direction of Travel	Intersection
Elm Street	Northerly and Southerly	Appleton Street

ADDING:

Street Stopped	Direction of Travel	Intersection
Appleton Street	Easterly and Westerly	Elm Street
Cabot Street	Easterly and Westerly	Nick Cosmos Way
Dwight Street	Easterly and Westerly	Pine Street
Elm Street	Southerly	Appleton Street
Sargeant Street	Easterly and Westerly	Commercial Street
Sargeant Street	Easterly and Westerly	Elm Street
Sargeant Street	Easterly and Westerly	Sycamore Street
West Franklin Street	Easterly and Westerly	Linden Street

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on the date of passage.

APPROVED AS TO FORM:


Kathleen Degnan
Assistant City Solicitor

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

AMENDMENT TO CHAPTER 86 OF THE REVISED CODE OF ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Section 86-321 entitled "Schedule I - Parking" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

DELETING:

Location	Side	From	To	Type
Cabot St.		Point in front of 87 Cabot St.	Point 45 feet westerly	15-minute <i>parking</i> 8:00 a.m. to 6:00 p.m. Monday through Saturday
Cabot St.	Both sides	Canal St.	Race St.	Two-hour <i>parking</i> Monday through Saturday 9:00 a.m. to 5:00 p.m.
Cabot St.	Northerly	Westerly side line of South Canal St.	Point 89 feet westerly	No <i>parking</i> any time
Cabot St.	Northerly	Main St.	A point 133 feet easterly	No <i>parking</i>
Cabot St.	Northerly	Main St.	A point 133 feet westerly	No <i>parking</i>
Cabot St.	Southerly	Main St.	A point 25 feet easterly	No <i>parking</i>
Cabot St.	Southerly	Main St.	A point 133 feet westerly	No <i>parking</i>
Cabot St.	Southerly	A point 37 feet east of Main St.	A point 66 feet farther east	Two-hour <i>parking</i> from 9:00 a.m. to 5:00 p.m. Monday—Saturday only
Cabot St.	Southerly	The westerly curblin of Clemente St.	A point 74 feet westerly	No <i>parking</i> any time
Cabot St.	Southerly	Clemente St.	East St.	No <i>parking</i> 6:00 a.m. to 12:00 noon except Sunday
Cabot St.	South	A point 300 feet west of S. Canal St.	A point 60 feet further westerly	30-minute <i>parking</i> 6:00 a.m. to 2:00 p.m.

Cabot St.	South	A point 37 feet east of Main St.	A point 66 feet further east	(3) 30-minute parking 8:00 a.m.—5:00 p.m. Monday—Friday
Race St.	Easterly	Cabot St.	Point 35 feet southerly	No parking any time
Race St.	Easterly	Point 20 feet south of Appleton St.	Point 25 feet southerly	No parking any time
Race St.	Easterly	A point 89 feet northerly of the northeasterly corner of Race and Spring Sts.	A point 91 feet northerly	No parking 7:00 a.m. to 6:00 p.m. Monday through Friday
Race St.	Easterly	A point 150 feet southerly of Appleton St.	A point 80 feet further southerly	No parking except to load or unload
Race St.	East	A point 20 feet south of Cabot St.	A point 18 feet farther south	No parking Tuesday through Wednesday 9:00 a.m. to 2:00 p.m. loading zone
Race St.	East	A point 26 feet north of Cabot St.	A point 42 feet farther north	Handicap parking only (two spaces)
Race St.	Westerly	Cabot St.	Point 40 feet northerly	No parking any time
Race St.	Westerly	Cabot St.	Point 50 feet northerly	No parking

ADDING:

Location	Side	From	To	Type
Cabot Street	Southerly	A point 84 feet east of Race St.	A point 63 feet farther east	No parking any time
Cabot Street	Northerly	A point 84 feet east of Race St.		No parking any time
Cabot Street	Southerly	A point 67 feet west of Main St.		Handicap parking only
Cabot Street	Southerly	A point 46 feet east of Main St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Southerly	A point 46 feet east of Main St.		No parking between the hours of 2 a.m. and 7 a.m.

Cabot Street	Southerly	A point 86 feet east of Main St.		No parking any time
Cabot Street	Northerly	Main St.		No parking any time
Cabot Street	Southerly	Clemente St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Southerly	Clemente St.		No parking between the hours of 2 a.m. and 7 a.m.
Cabot Street	Northerly	Clemente St.		No parking any time
Cabot Street	Northerly	S. East St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Northerly	S. East St.		No parking between the hours of 2 a.m. and 7 a.m.
Cabot Street	Southerly	A point 60 feet east of S. East St.		No parking any time
Cabot Street	Northerly	A point 48 feet east of S. East St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Northerly	A point 48 feet east of S. East St.		No parking between the hours of 2 a.m. and 7 a.m.
Cabot Street	Northerly	A point 86 feet east of S. East St.		No parking any time
Cabot Street	Southerly	A point 49 feet west of S. Bridge St.		Handicap parking only
Cabot Street	Southerly	S. Bridge St.		No parking any time
Cabot Street	Southerly	A point 118 feet east of S. Bridge St.		No parking any time
Cabot Street	Northerly	S. Bridge St.		No parking any time

Cabot Street	Northerly	A point 35 feet east of S. Bridge St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Northerly	A point 35 feet east of S. Bridge St.		No parking between the hours of 2 a.m. and 7 a.m.
Cabot Street	Northerly	A point 119 feet east of S. Bridge St.		No parking any time
Cabot Street	Northerly	A point 50 feet west of S. Summer St.		4-hr parking between the hours of 9 a.m. and 5 p.m.
Cabot Street	Northerly	A point 50 feet west of S. Summer St.		No parking between the hours of 2 a.m. and 7 a.m.
Cabot Street	Northerly	S. Summer St.		No parking any time
Cabot Street	Southerly	A point 35 feet east of S. Summer St.		Handicap parking only
Cabot Street	Southerly	A point 57 feet east of S. Summer St.		No parking any time
Cabot Street	Southerly	A point 117 feet east of S. Summer St.		No parking any time
Cabot Street	Southerly	S. Canal St.		No parking any time
Cabot Street	Northerly	S. Canal St.		No parking any time
Cabot Street	Southerly	S. Canal St.		No parking any time
Race Street	Easterly	A point 50 feet north of Cabot St.		Handicap parking only
Race Street	Easterly	A point 75 feet north of Cabot St.		No parking any time
Race Street	Easterly	A point 209 feet north of Cabot St.		No parking any time
Race Street	Easterly	A point 80 feet south of Spring St.		Handicap parking only

Race Street	Easterly	Spring St.		No parking any time
Race Street	Easterly	A point 72 feet north of Spring St.		No parking any time
Race Street	Easterly	A point 114 feet north of Spring St.		No parking any time
Race Street	Westerly	A point 60 feet north of Spring St.		Handicap parking only

SECTION 2. Section 86-325 entitled "Schedule IV: Stop Streets" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

ADDING:

Street Stopped	Direction of Travel	Intersection
Cabot Street	Northerly and Southerly	Main Street
Main Street	Easterly and Westerly	Cabot Street
S. Bridge Street	Northerly	Cabot Street
Spring Street	Westerly	Race Street

SECTION 3. Section 86-326 entitled "Schedule V: Bus stops" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

DELETING:

Location	Side	From	To: Point
Cabot Street	Southerly	Main St.	50 feet westerly
Cabot Street	Southerly	20 feet easterly of Clemente St.	50 feet easterly
Cabot Street	Southerly	South Bridge St.	50 feet easterly
Cabot Street	Northerly	South Bridge St.	50 feet westerly
Cabot Street	Southerly	Canal St.	50 feet easterly
Cabot Street	Northerly	Canal St.	50 feet westerly

ADDING:

Location	Side	From	To: Point
Cabot Street	Northerly	A point 32 feet west of Main St.	A point 23 feet farther west
Cabot Street	Southerly	A point 32 feet westerly of Main St.	A point 35 feet farther west

Cabot Street	Southerly	A point 60 feet east of S. East St.	A point 25 feet farther east
Cabot Street	Northerly	A point 138 feet east of S. East St.	A point 35 feet farther east
Cabot Street	Southerly	A point 43 feet west of S. Summer St.	A point 35 feet farther west
Cabot Street	Northerly	A point 42 feet west of S. Canal St.	A point 40 feet farther west

SECTION 4. Section 86-331 entitled "Schedule VIII: Lane control signs and street markings" of Article IX entitled "Schedules" of Chapter 86 entitled "Traffic and Vehicles" of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended by the following:

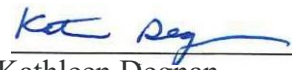
ADDING:

Location	Direction of Approach	Direction of Turn
Cabot St. at Main St.	Northerly	Right lane must turn right
S. Canal St. at Cabot St.	Easterly	Left lane must turn left
N. Canal St. at Cabot St.	Westerly	Left lane must turn left

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. This ordinance shall take effect on the date of passage.

APPROVED AS TO FORM:


Kathleen Degnan
Assistant City Solicitor

EASEMENT
ELECTRIC POWER PURPOSES

KNOW ALL MEN BY THESE PRESENTS that the City of Holyoke, of 536 Dwight Street, Holyoke, Hampden County, Massachusetts, in consideration of the sum of **One Dollar (\$1.00)** and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant to the **Holyoke Gas & Electric Department**, a municipal corporation organized and existing under the laws of Massachusetts, whose address is 99 Suffolk Street, Holyoke, Massachusetts, and to its successors and assigns, an easement forever for a eight (8) foot easement for the City of Holyoke sidewalk as described in Attachment A to be used for the construction, operation and maintenance of electrical equipment related to electric vehicle chargers including, but not limited to, utility poles, conduit, wire, metering, electrical panel boards and communication devices, in, over, upon and across the lands of the Grantor, situated at **144-150 Race Street, Holyoke, Hampden County, Massachusetts**. Said easement shall be on all streets, and the right to enter said ways and land at any time for the above purposes. Also, the right and privilege to reconstruct, inspect, alter, improve, remove or relocate such as electrical equipment, on the right-of-way above described, with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the above mentioned purposes, including the right to cut and keep clear all trees and undergrowth and other obstructions within said right-of-way and all trees of such height on lands of Grantor adjoining said right-of-way that may interfere with the proper construction, operation and maintenance of said electrical equipment, and also including the right of ingress and egress over adjoining lands of Grantor for the purpose of exercising the easement herein granted. Grantee agrees to hold grantor harmless for injuries caused by grantees surface mount infrastructure.

The Grantor, however, reserves the right and privilege to use the above described right-of-way for all other purposes except as herein granted or as might interfere with Grantee's use, occupation or enjoyment thereof, or as might cause a hazardous condition; and provided further by way of illustration and not of limitation to the grant herein made, no portion of the right-of-way shall be excavated or altered without written permission of the Grantee and no building, structure or obstruction shall be located or constructed on said right-of-way by the Grantor, their successors, heirs or assigns.

IN WITNESS WHEREOF, the Grantor has executed this agreement this ____ day of _____ 2025.

Signed, sealed and delivered
in the presence of :

GRANTOR
City of Holyoke

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this _____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared Joshua A. Garcia, Mayor of the City of Holyoke, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission expires:

NOTARY SEAL



HG&E EV Charger Equipment Easement
Plan Date: 7-15-25
Parcel: 030-06-014

 8' Wide Easement

City of Holyoke, Massachusetts
Policy for Designated Handicap Parking Spaces
on Public Streets in Residential Areas

RECEIVED

SEP 25 2025

Holyoke City Clerk's
HOLYOKE, MA

Rules for Residential HP Usage: handicap parking spaces may be established by the City Council in accordance with Section 86-98(c) of the Code of Ordinances.

1. Handicap Parking cannot be established in areas already restricted as "No Parking" or "Limited Time" parking spots.
2. Handicap Parking shall not be designated when off-street parking is available (driveway, garage or lot).
3. The street must be a Public Way, and the street width must be adequate to allow parking in front of or near the applicant's residence.
4. Handicap parking signs do not exempt a vehicle from other regulations such as snow emergency, street cleaning and/or repair work.
5. Spots established in accordance with this section may be used by anyone with a handicap plate or placard as issued from the Registry of Motor Vehicles. A placard shall not be used by family, friends or other individuals visiting the handicap person. Police may confiscate the HP placard for any violation and the Commonwealth of Massachusetts Registry of Motor vehicles may impose fines if violations occur in use of HP space(s).
6. The City Council shall deny an application under this section if it does not meet the criteria contained herein. The Council may remove any Handicap Parking spaces that it finds are infrequently used or cause a hazard to the motoring and walking public.
7. Handicap Parking spaces established under this section shall be valid for a period which coincides with the applicant's placard or plate. If there is no change in the residence of the individual, a renewal petition shall be submitted to the City Council with a copy of the updated placard. Any change in information will require submission of a new application. Failure to renew will result in the removal of the HP signs and require submission of a new application.
8. When the Handicap Parking space is not longer needed due to the applicant's change of residence or change in eligibility status, the applicant or another household member shall notify the ward councilor in writing within thirty (30) days of this change.
9. Failure to comply with any of the rules will result in fines and penalties as established by City Ordinances for misuse of Handicap Parking spaces.

To apply for a Handicap Parking space near your residence, please submit the following documentation to a city councilor:

1. The completed Residential Handicap Parking application.
2. A photocopy of the car registration if it has handicap number plates authorized by Chapter 90, Section 2 of the Massachusetts General Laws or a photocopy of the Handicap Placard issued to the applicant in accordance with the provisions of Chapter 632 of the Massachusetts General Laws.

APPLICANT'S CERTIFICATION

I am aware that it is my responsibility to properly use a handicap parking plate/placard subject to the rules and regulations of the Commonwealth of Massachusetts Registry of Motor Vehicles; I have read and understand the policy for designated Handicap Parking Spaces on Public Streets in the City of Holyoke. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

Zeila Diaz
Applicant's Signature

Zeila Diaz
Print Name

9/22/25
Date

For Office Use Only:

Date order filed with City Council and referred to Ordinance Committee/Handicap Commission _____

Date Handicap Commission recommendation received by Ordinance Committee _____

Date Ordinance committee recommendation _____

Date City Council approval/disapproval _____

CITY OF HOLYOKE MASSACHUSETTS
RESIDENTIAL HANDICAP PARKING APPLICATION

If this application is being completed by someone other than the Disabled person (the Applicant), please list that person's name below (PLEASE PRINT ALL INFORMATION):

Name of Person completing this application Relationship to Applicant

Applicant's (Disabled Person's) Name Zoila Diaz

Address: 1167 Elm St

Telephone: 413 210 8111 Date of Birth: (mm/dd/yy) 03/21/1969

Handicap Placard/License Plate Number: PL7000058 Expiration Date: 6/21/29

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1.) Is there off-street parking (driveway, parking lot etc.) at your residence? YES ☐ NO ☐

1a.) If there is off-street parking are you allowed to use it? YES ☐ NO ☐

1b.) If you are not allowed to use off-street parking, please explain why:

2.) Explain why you feel that you are in need of Residential Handicap parking in front of/near your home.
(If needed, continue on reverse side or attach additional sheets)

Easier access to get into house through front door.

3.) Do you rent the property where you are residing? YES ☐ NO ☒ **If YES, your landlord will need to sign below.

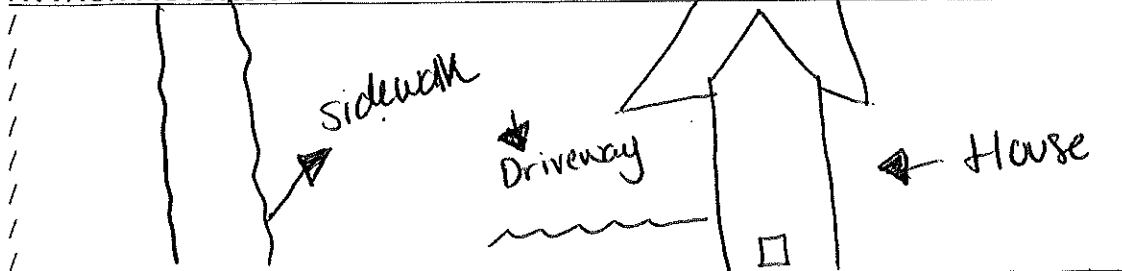
** I certify that I am the owner of the property or Property Manager at:

Insert address of resident: _____

** I further certify that off-street parking (driveway, garage or lot) is not available
To the applicant at this listed address.

Signature of Landlord or Property Manager Phone Date

ATTACH PICTURE OR SKETCH INCLUDING DRIVEWAYS, RAMPS AND ENTRANCES



CITY OF HOLYOKE MASSACHUSETTS
RESIDENTIAL HANDICAP PARKING APPLICATION

Applicant's Name (please print) Zoila Diaz

Applicant's Address 167 Elm St Holyoke MA 01040 Phone 413 2654813

To be Completed by the Holyoke Handicap Commission (HHC):

☐ Received Copy of the Massachusetts Registration and/or Placard

☐ Received Signature of Landlord – if applicable

☐ Site inspection by: _____ Date: _____

☐ Recommend Application Approved ☐ Recommend Application Denied – Reason for recommendation

HHC Chairperson's Signature: _____ Date: _____

To be Completed by City Council Ordinance Committee:

Reviewed at meeting of Ordinance Committee (date): _____

☐ Recommend Application Approved ☐ Recommend Application Denied – Reason for recommendation

To be Completed by Holyoke City Council

Reviewed at meeting of the Holyoke City Council (date): _____

☐ Application Approved ☐ Application Denied – Reason for Application Denial

Applicant's Certification

I am aware that it is my responsibility to file a complete application. I understand that the application will be returned to me if it is found to be incomplete, illegible, or otherwise not filed in compliance with the instructions. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

Applicant's Signature: Zoila Diaz Date: _____

*Please remember to attach: a photocopy of the car registration if it has handicap number plates authorized by Chapter 90, Section 2 of the Massachusetts General Laws or a photocopy of the Handicap Placard issued to the applicant in accordance with the provisions of Chapter 632 of the Massachusetts General Laws.

PL7000058

Expires:

06-21-29

**Disabled Persons
Parking Identification Placard**



**Commonwealth of
Massachusetts**



City of Holyoke

Request for Appropriation Transfer Within a Classification

Dept. Name Fire

Date 09 / 25 / 25

I hereby respectfully request that the following amounts be transferred *within one* of the following indicated (X) appropriation classifications within my department and as further detailed below:

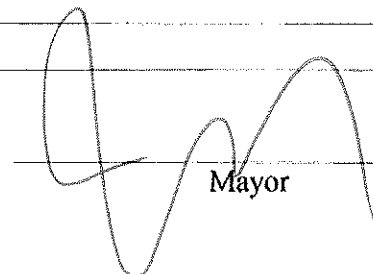
Personal Services X Expenses _____ Capital Outlay _____

Account No.		Account Name	\$ Amount	
Organization	Object		From	To
12201	51103	Fire Captain	(3,663.90)	
12201	51104	Fire Lieutenant	(3,142.74)	
12201	51105	Firefighter	(3,023.69)	
12201	51180	IOD	()	9,830.34
			()	
			()	
			()	
			()	
			()	
			()	
			()	
			()	

Reason for request:

PP #7 To cover injured on duty expenses for this payroll


Head of Department


Mayor

CITY COUNCIL ORDER 10-7-2025
MASS DEPARTMENT OF TRANSPORTATION DONATION

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DEPARTMENT OF TRANSPORTATION DONATION OF \$73,615 (SEVENTY THREE THOUSAND SIX HUNDRED FIFTEEN AND 00/100)" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support the All-Way Stop initiative for the seven intersections listed below:

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St
- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

Mayor, Joshua Garcia

10/3/2025

Date

City Engineer, Matthew Sokop

Date



City of Holyoke,
Massachusetts

Birthplace of Volleyball

Tanya Wdowiak <wdowiakt@holyoke.org>

Re: Finance Agenda Items for the 10/7 City Council Meeting

Victoria Houle <houlev@holyoke.org>

Fri, Sep 26, 2025 at 10:23 AM

To: Tanya Wdowiak <wdowiakt@holyoke.org>

In case Matt didn't already forward, below is the information related to approximate cost for the AWSC Projects and I would personally consider this donation.

Hi Matthew,

The total cost of all materials being provided to the City for All-Way Stop is \$73,615.00 for the 7 intersections listed below. This averages out to roughly \$10,500 per intersection being converted.

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St
- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

Let me know if you need anything else.

Thanks,

Dakota DelSignore, E.I.T, RSP1

MassDOT | Highway Division | Traffic Safety Section

[Quoted text hidden]

MEMORANDUM OF AGREEMENT

ALL WAY STOP CONTROL (AWSC) PROGRAM

This Memorandum of Agreement ("**Agreement**") is made and entered into this 2nd day of July, 2025, by and between the Massachusetts Department of Transportation, established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of business at Ten Park Plaza, Boston, Massachusetts, 02116 ("**MassDOT**"), and the CITY/TOWN of Holyoke, a municipal corporation and political subdivision of the Commonwealth of Massachusetts located in Hampden County ("**Municipality**"). The Municipality and MassDOT are each sometimes referred to individually herein as a "Party", and collectively as the "Parties."

RECITALS

WHEREAS, to enhance pedestrian and driver safety in the Commonwealth of Massachusetts, MassDOT intends to procure sign materials as part of a program to assist municipalities with the conversion certain high-risk intersections on municipally owned roadways from two-way stop control ("**TWSC**") to all-way stop control ("**AWSC**"); and

WHEREAS, Municipality desires to convert the intersections(s) identified in Exhibit A (the "**Locations**"), which are within the geographical jurisdiction of Municipality, from TWSC to AWSC, and has requested that MassDOT provide Municipality with the AWSC sign materials identified in Exhibit B (the "**Sign Materials**"); and

WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality's request for Sign Materials; and

WHEREAS, Municipality has agreed to install the Sign Materials and convert the Location(s) from TWSC to AWSC at Municipality's own expense; and

WHEREAS, MassDOT and Municipality seek to confirm their respective rights and obligations in connection with the Sign Materials as set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals in this Agreement are true and correct, and are incorporated herein by reference and made part of his Agreement.
2. **Sign Materials.** MassDOT agrees to provide Municipality with the Sign Materials identified in Exhibit B. MassDOT will fund the entire cost of the Sign Materials, including the cost of delivery to Municipality. Upon delivery, ownership of the Sign Materials will transfer to Municipality.

It is understood and agreed that MassDOT's procurement of the Sign Materials is contingent upon availability and continued appropriation of federal funds, and if for any

reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

3. **Project.** Municipality, at its sole expense, shall convert the Locations from TWSC to AWSC in accordance with Exhibit A and Exhibit B (the “**Project**”). As part of the conversion, Municipality shall install the Sign Materials provided by MassDOT at the location(s) indicated in the Project plans. Aside from the Sign Materials, Municipality shall provide all necessary labor, materials (including pavement marking materials, if applicable), equipment, and other services necessary to complete the Project. Municipality shall also be solely responsible for evaluating the specific site constraints for each Location and providing all necessary temporary traffic control devices and/or police details necessary to safely complete the Project. Traffic control plans, signs, devices, and police details shall conform to the Official Standards of MassDOT. Prior to installation, Municipality shall obtain, at its sole cost and expense, any and all applicable permits, approvals, including local approvals, and/or clearances required by local and state agencies, commissions, or bodies necessary for the conversion of the Location(s) to AWSC and for the completion of the Project. Municipality’s failure to comply with any requirement of this paragraph shall constitute a material breach of this Agreement and MassDOT may require Municipality to correct the deficiency at its own expense.

Municipality shall install the Sign Materials and complete the Project within ninety (90) days of their delivery to Municipality. If Municipality fails to install the Sign Materials and complete the Project within the ninety-day period, ownership of the Sign Materials shall revert to MassDOT and Municipality must return the Sign Materials to MassDOT at its sole expense.

Within a week of completing the Project, Municipality shall provide written notice to MassDOT that the Project has been completed. The notice shall include the Project’s completion date. Municipality shall also provide MassDOT with photograph(s) depicting each sign installed pursuant to this Agreement (“**Sign**”) and documentation, in a form acceptable to MassDOT, evidencing each Sign’s location and date of installation.

4. **Operation and Maintenance.** Municipality, at its own expense, shall be solely responsible for the proper operation, maintenance, and repair of the Signs for the duration of the Signs’ useful life. The Signs shall be operated and maintained in accordance with the applicable provisions of the most recent edition of the *Manual on Uniform Traffic Control Devices* (MUTCD) and the Massachusetts Amendments to the MUTCD published by MassDOT. In addition to annual preventative maintenance, Municipality’s maintenance obligation also includes the replacement of major components and miscellaneous parts due to damage or wear and any tree trimming that may be necessary for the proper functioning of a solar-powered Sign. Except for temporary New Traffic Pattern Ahead Signs, Municipality shall not remove or relocate any Sign nor install additional signs (warning or regulatory) with the limits of the Project without receiving

prior written approval from MassDOT. Temporary New Traffic Pattern Ahead Signs shall be removed by Municipality in the time frame indicated in Exhibit B. Failure on the part of Municipality to fulfill its responsibilities for the proper maintenance and operation of the Signs may disqualify Municipality from participation in future Federal Aid Projects in which Municipality has maintenance responsibility. Municipality's obligations under this Section shall survive the expiration or earlier termination of this Agreement.

5. **Term.** This Agreement shall be effective as of the date of full execution by Municipality and MassDOT and, unless terminated earlier as provided herein or otherwise agreed in writing by the Parties, shall remain in full force and effect for a period of 2 years after Municipality's receipt of the Sign Materials. This Agreement may be terminated by mutual agreement of the Parties, upon such terms and conditions as the Parties may mutually agree upon. Such termination shall be effective in accordance with a written agreement by the Parties.

In addition, MassDOT may, by written notice to Municipality, terminate this Agreement in any one of the following circumstances:

- (a) The Municipality neglects or fails to comply with any provision of this Agreement in accordance with its terms or within the time specified for performance herein, and Municipality fails to cure any such failure within thirty (30) calendar days after receipt of notice specifying such failure. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to the Municipality for any costs incurred or burdens assumed upon or subsequent to, and associated with, such termination.
- (b) The applicable Federal funding source fails to appropriate or otherwise make available funds for the Agreement. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to Municipality for any costs.

In the event that MassDOT terminates this MOA subsequent to the delivery of the Sign Materials to Municipality but prior to their installation, Municipality shall, at its expense, return the Sign Materials to the applicable MassDOT District Office.

6. **Compliance with Laws.** Municipality, in meeting its obligations hereunder, shall comply with all applicable federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations and ordinances. Municipality's obligations under this Section 6 shall survive the expiration or earlier termination of this Agreement.
7. **Indemnification.** To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses

damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

8. **Notices.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt. Such notices shall be addressed as follows:

If to MassDOT: Massachusetts Department of Transportation
Highway Division of Traffic & Safety Engineering
10 Park Plaza, Suite 7520
Boston, MA 02116
Attention: Neil Boudreau

If to Municipality: City of Holyoke
Holyoke DPW
63 Canal St.
Holyoke, MA 01040
Attention: Matthew Sokop

or to such other address as either Party may from time to time specify in writing to the other Party. Any notice shall be effective only upon delivery.

9. **Authority.** The individuals executing this MOA represent that they are empowered and duly authorized to so execute this MOA on behalf of the Parties they represent.
10. **Miscellaneous.** This MOA represents the entire agreement between the Parties with respect to the subject matter hereof, superseding any prior oral or written agreements or understandings regarding the same, and any modification amendment or change to the terms and conditions hereof shall be binding only when expressed in writing and signed by both Parties hereto. This MOA may be signed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. This MOA shall be governed by and interpreted in accordance with the laws of the Commonwealth of

Massachusetts, without regard to its choice of law rules. If any provision or condition of this MOA shall be deemed invalid or unenforceable, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

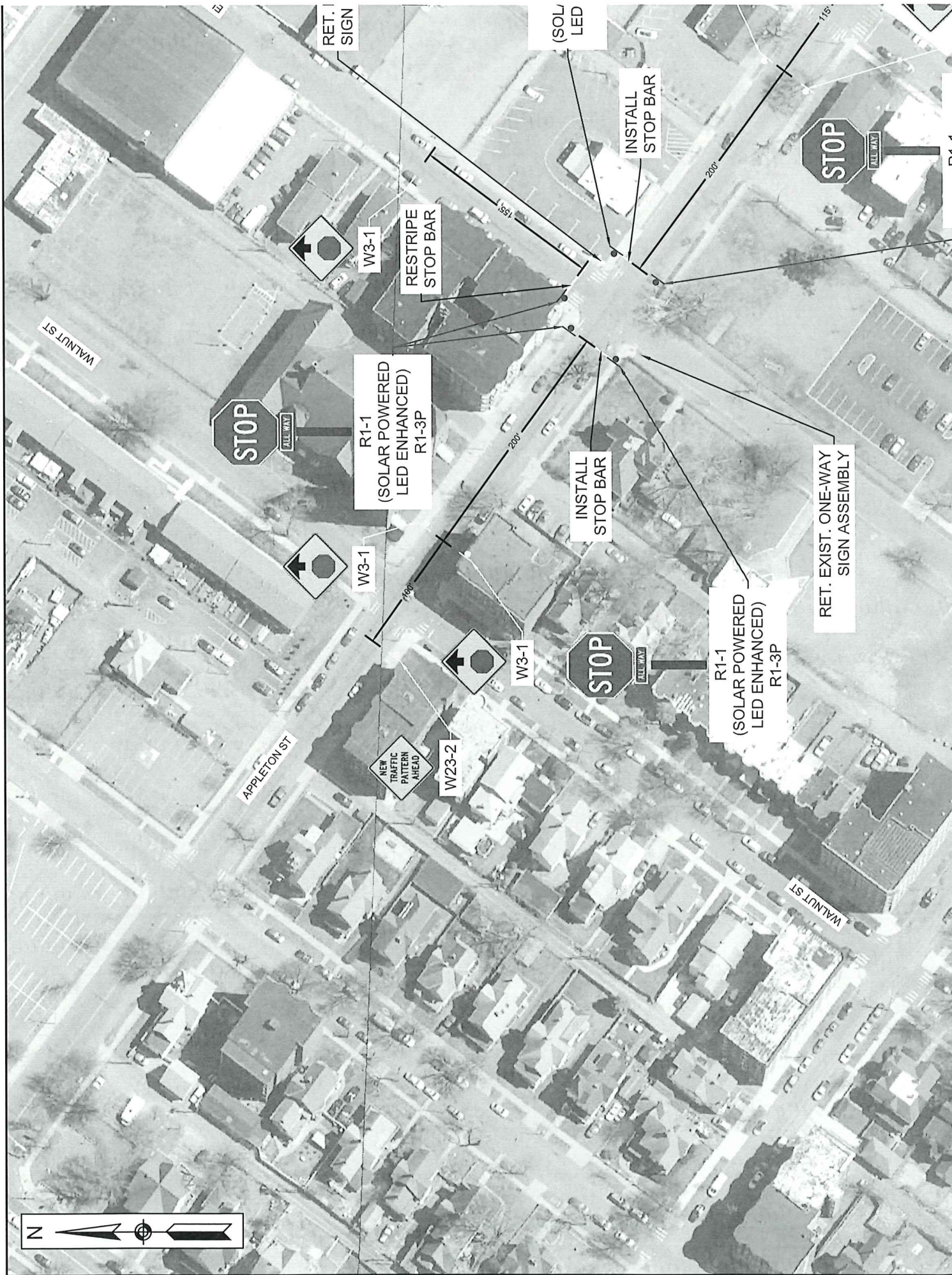
IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____
Name: _____
Title: _____
Date: _____

MUNICIPALITY

By:  _____
Name: Jordan A. Garcia
Title: Mayor
Date: 7/2/2025



IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING		BACK- GROUND	LEGEND	BORDER
R1-1 (LED-ENHANCED)	30"	30"		MUTCD STANDARD		5	RED	WHITE	WHITE
R1-3P	18"	6"		MUTCD STANDARD		5	RED	WHITE	WHITE
W3-1	30"	30"		MUTCD STANDARD		5	YELLOW	RED BLACK	BLACK
W23-2	36"	36"		MUTCD STANDARD		2	YELLOW	BLACK	BLACK

GENERAL NOTES:

**MEMORANDUM OF AGREEMENT
ALL WAY STOP CONTROL (AWSC) PROGRAM**

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WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality’s request for Sign Materials; and

WHEREAS, Municipality has agreed to install the Sign Materials and convert the Location(s) from TWSC to AWSC at Municipality’s own expense; and

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reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

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7. **Indemnification.** To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses

damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

8. **Notices.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt. Such notices shall be addressed as follows:

If to MassDOT: Massachusetts Department of Transportation
Highway Division of Traffic & Safety Engineering
10 Park Plaza, Suite 7520
Boston, MA 02116
Attention: Neil Boudreau

If to Municipality: City of Holyoke
Holyoke DPW
63 Canal St.
Holyoke, MA 01040
Attention: Matthew Sokop

or to such other address as either Party may from time to time specify in writing to the other Party. Any notice shall be effective only upon delivery.

9. **Authority.** The individuals executing this MOA represent that they are empowered and duly authorized to so execute this MOA on behalf of the Parties they represent.
10. **Miscellaneous.** This MOA represents the entire agreement between the Parties with respect to the subject matter hereof, superseding any prior oral or written agreements or understandings regarding the same, and any modification amendment or change to the terms and conditions hereof shall be binding only when expressed in writing and signed by both Parties hereto. This MOA may be signed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. This MOA shall be governed by and interpreted in accordance with the laws of the Commonwealth of

Massachusetts, without regard to its choice of law rules. If any provision or condition of this MOA shall be deemed invalid or unenforceable, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____

Name: _____

Title: _____

Date: _____

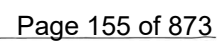
MUNICIPALITY

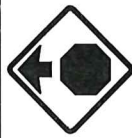
By: _____

Name: Joshua A. Gaudin

Title: MAYOR

Date: 7/2/2025



IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING		BACK- GROUND	LEGEND	BORDER
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R1-3P	18"	6"			MUTCD STANDARD	7	RED	WHITE	WHITE
W3-1	30"	30"			MUTCD STANDARD	6	YELLOW	RED BLACK	BLACK
W23-2	36"	36"			MUTCD STANDARD	2	YELLOW	BLACK	BLACK

GENERAL NOTES:
SEE SIGN MANUAL FOR DETAILS

MEMORANDUM OF AGREEMENT

ALL WAY STOP CONTROL (AWSC) PROGRAM

This Memorandum of Agreement ("**Agreement**") is made and entered into this 2nd day of July, 2025, by and between the Massachusetts Department of Transportation, established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of business at Ten Park Plaza, Boston, Massachusetts, 02116 ("**MassDOT**"), and the CITY/TOWN of Holyoke, a municipal corporation and political subdivision of the Commonwealth of Massachusetts located in Hampden County ("**Municipality**"). The Municipality and MassDOT are each sometimes referred to individually herein as a "Party", and collectively as the "Parties."

RECITALS

WHEREAS, to enhance pedestrian and driver safety in the Commonwealth of Massachusetts, MassDOT intends to procure sign materials as part of a program to assist municipalities with the conversion certain high-risk intersections on municipally owned roadways from two-way stop control ("**TWSC**") to all-way stop control ("**AWSC**"); and

WHEREAS, Municipality desires to convert the intersections(s) identified in Exhibit A (the "**Locations**"), which are within the geographical jurisdiction of Municipality, from TWSC to AWSC, and has requested that MassDOT provide Municipality with the AWSC sign materials identified in Exhibit B (the "**Sign Materials**"); and

WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality's request for Sign Materials; and

WHEREAS, Municipality has agreed to install the Sign Materials and convert the Location(s) from TWSC to AWSC at Municipality's own expense; and

WHEREAS, MassDOT and Municipality seek to confirm their respective rights and obligations in connection with the Sign Materials as set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals in this Agreement are true and correct, and are incorporated herein by reference and made part of his Agreement.
2. **Sign Materials.** MassDOT agrees to provide Municipality with the Sign Materials identified in Exhibit B. MassDOT will fund the entire cost of the Sign Materials, including the cost of delivery to Municipality. Upon delivery, ownership of the Sign Materials will transfer to Municipality.

It is understood and agreed that MassDOT's procurement of the Sign Materials is contingent upon availability and continued appropriation of federal funds, and if for any

reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

3. **Project.** Municipality, at its sole expense, shall convert the Locations from TWSC to AWSC in accordance with Exhibit A and Exhibit B (the “**Project**”). As part of the conversion, Municipality shall install the Sign Materials provided by MassDOT at the location(s) indicated in the Project plans. Aside from the Sign Materials, Municipality shall provide all necessary labor, materials (including pavement marking materials, if applicable), equipment, and other services necessary to complete the Project. Municipality shall also be solely responsible for evaluating the specific site constraints for each Location and providing all necessary temporary traffic control devices and/or police details necessary to safely complete the Project. Traffic control plans, signs, devices, and police details shall conform to the Official Standards of MassDOT. Prior to installation, Municipality shall obtain, at its sole cost and expense, any and all applicable permits, approvals, including local approvals, and/or clearances required by local and state agencies, commissions, or bodies necessary for the conversion of the Location(s) to AWSC and for the completion of the Project. Municipality’s failure to comply with any requirement of this paragraph shall constitute a material breach of this Agreement and MassDOT may require Municipality to correct the deficiency at its own expense.

Municipality shall install the Sign Materials and complete the Project within ninety (90) days of their delivery to Municipality. If Municipality fails to install the Sign Materials and complete the Project within the ninety-day period, ownership of the Sign Materials shall revert to MassDOT and Municipality must return the Sign Materials to MassDOT at its sole expense.

Within a week of completing the Project, Municipality shall provide written notice to MassDOT that the Project has been completed. The notice shall include the Project’s completion date. Municipality shall also provide MassDOT with photograph(s) depicting each sign installed pursuant to this Agreement (“**Sign**”) and documentation, in a form acceptable to MassDOT, evidencing each Sign’s location and date of installation.

4. **Operation and Maintenance.** Municipality, at its own expense, shall be solely responsible for the proper operation, maintenance, and repair of the Signs for the duration of the Signs’ useful life. The Signs shall be operated and maintained in accordance with the applicable provisions of the most recent edition of the *Manual on Uniform Traffic Control Devices* (MUTCD) and the Massachusetts Amendments to the MUTCD published by MassDOT. In addition to annual preventative maintenance, Municipality’s maintenance obligation also includes the replacement of major components and miscellaneous parts due to damage or wear and any tree trimming that may be necessary for the proper functioning of a solar-powered Sign. Except for temporary New Traffic Pattern Ahead Signs, Municipality shall not remove or relocate any Sign nor install additional signs (warning or regulatory) with the limits of the Project without receiving

prior written approval from MassDOT. Temporary New Traffic Pattern Ahead Signs shall be removed by Municipality in the time frame indicated in Exhibit B. Failure on the part of Municipality to fulfill its responsibilities for the proper maintenance and operation of the Signs may disqualify Municipality from participation in future Federal Aid Projects in which Municipality has maintenance responsibility. Municipality's obligations under this Section shall survive the expiration or earlier termination of this Agreement.

5. **Term.** This Agreement shall be effective as of the date of full execution by Municipality and MassDOT and, unless terminated earlier as provided herein or otherwise agreed in writing by the Parties, shall remain in full force and effect for a period of 2 years after Municipality's receipt of the Sign Materials. This Agreement may be terminated by mutual agreement of the Parties, upon such terms and conditions as the Parties may mutually agree upon. Such termination shall be effective in accordance with a written agreement by the Parties.

In addition, MassDOT may, by written notice to Municipality, terminate this Agreement in any one of the following circumstances:

- (a) The Municipality neglects or fails to comply with any provision of this Agreement in accordance with its terms or within the time specified for performance herein, and Municipality fails to cure any such failure within thirty (30) calendar days after receipt of notice specifying such failure. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to the Municipality for any costs incurred or burdens assumed upon or subsequent to, and associated with, such termination.
- (b) The applicable Federal funding source fails to appropriate or otherwise make available funds for the Agreement. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to Municipality for any costs.

In the event that MassDOT terminates this MOA subsequent to the delivery of the Sign Materials to Municipality but prior to their installation, Municipality shall, at its expense, return the Sign Materials to the applicable MassDOT District Office.

6. **Compliance with Laws.** Municipality, in meeting its obligations hereunder, shall comply with all applicable federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations and ordinances. Municipality's obligations under this Section 6 shall survive the expiration or earlier termination of this Agreement.
7. **Indemnification.** To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses

damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

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Attention: Neil Boudreau

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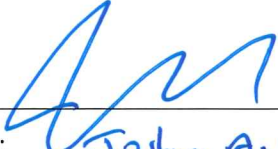
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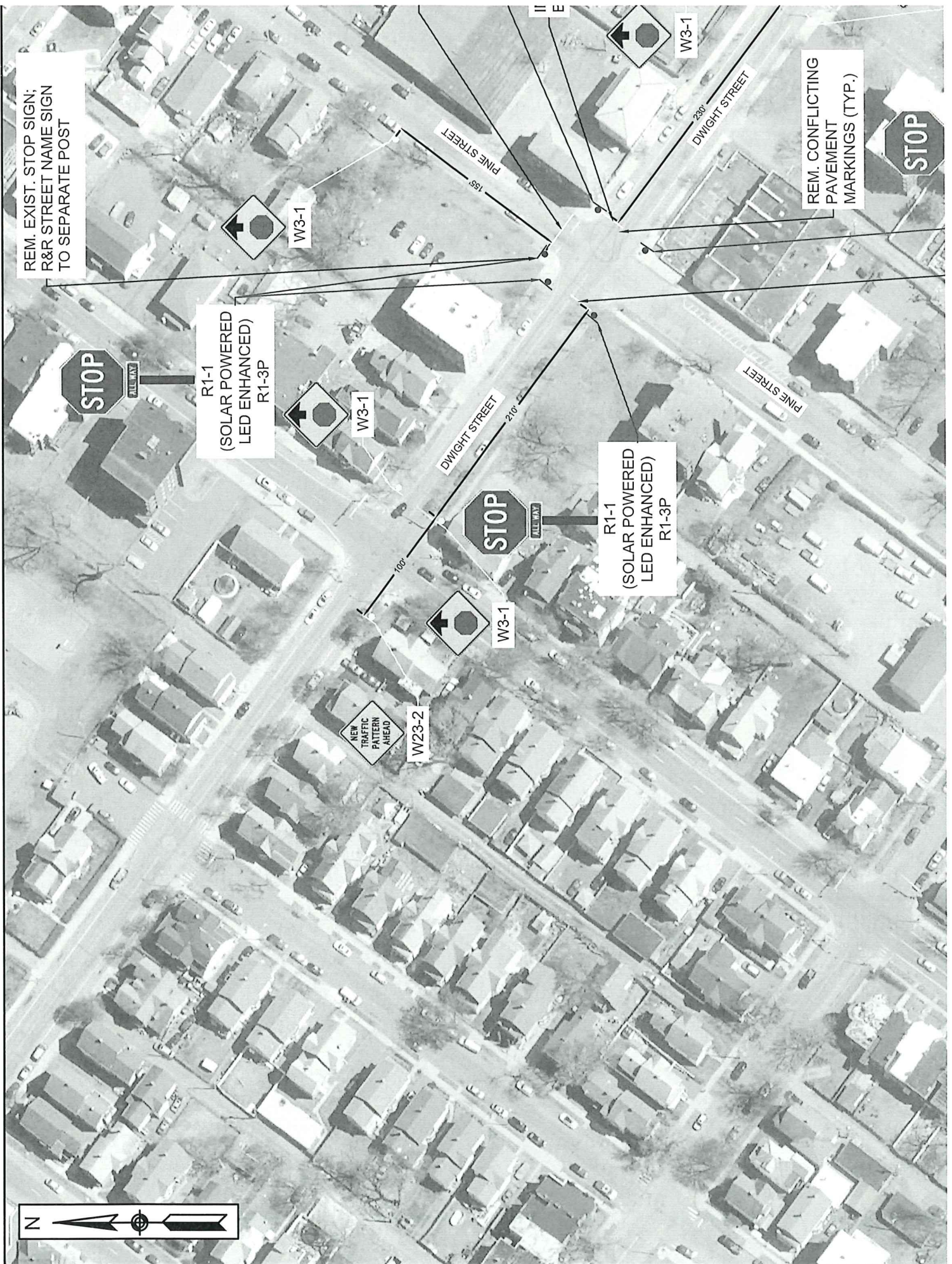
IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____
Name: _____
Title: _____
Date: _____

MUNICIPALITY

By:  _____
Name: Joshua A. Garck
Title: Mayor
Date: 7/2/2025



IDENTIFI- CATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING		BACK- GROUND	LEGEND	BORDER
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GENERAL NOTES:

MEMORANDUM OF AGREEMENT ALL WAY STOP CONTROL (AWSC) PROGRAM

This Memorandum of Agreement ("**Agreement**") is made and entered into this 2nd day of July, 2025, by and between the Massachusetts Department of Transportation, established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of business at Ten Park Plaza, Boston, Massachusetts, 02116 ("**MassDOT**"), and the CITY/TOWN of Holyoke, a municipal corporation and political subdivision of the Commonwealth of Massachusetts located in Hampden County ("**Municipality**"). The Municipality and MassDOT are each sometimes referred to individually herein as a "Party", and collectively as the "Parties."

RECITALS

WHEREAS, to enhance pedestrian and driver safety in the Commonwealth of Massachusetts, MassDOT intends to procure sign materials as part of a program to assist municipalities with the conversion certain high-risk intersections on municipally owned roadways from two-way stop control ("**TWSC**") to all-way stop control ("**AWSC**"); and

WHEREAS, Municipality desires to convert the intersections(s) identified in Exhibit A (the "**Locations**"), which are within the geographical jurisdiction of Municipality, from TWSC to AWSC, and has requested that MassDOT provide Municipality with the AWSC sign materials identified in Exhibit B (the "**Sign Materials**"); and

WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality's request for Sign Materials; and

WHEREAS, Municipality has agreed to install the Sign Materials and convert the Location(s) from TWSC to AWSC at Municipality's own expense; and

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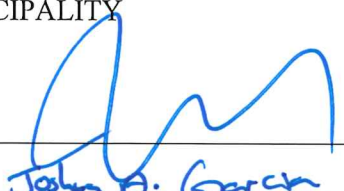
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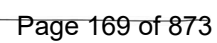
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MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____
Name: _____
Title: _____
Date: _____

MUNICIPALITY

By:  _____
Name: John A. Garcia
Title: Mayor
Date: 7/2/2025



IDENTIFI- CATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
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In addition, MassDOT may, by written notice to Municipality, terminate this Agreement in any one of the following circumstances:

- (a) The Municipality neglects or fails to comply with any provision of this Agreement in accordance with its terms or within the time specified for performance herein, and Municipality fails to cure any such failure within thirty (30) calendar days after receipt of notice specifying such failure. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to the Municipality for any costs incurred or burdens assumed upon or subsequent to, and associated with, such termination.
- (b) The applicable Federal funding source fails to appropriate or otherwise make available funds for the Agreement. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to Municipality for any costs.

In the event that MassDOT terminates this MOA subsequent to the delivery of the Sign Materials to Municipality but prior to their installation, Municipality shall, at its expense, return the Sign Materials to the applicable MassDOT District Office.

6. **Compliance with Laws.** Municipality, in meeting its obligations hereunder, shall comply with all applicable federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations and ordinances. Municipality's obligations under this Section 6 shall survive the expiration or earlier termination of this Agreement.
7. **Indemnification.** To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses

damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

8. **Notices.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt. Such notices shall be addressed as follows:

If to MassDOT: Massachusetts Department of Transportation
Highway Division of Traffic & Safety Engineering
10 Park Plaza, Suite 7520
Boston, MA 02116
Attention: Neil Boudreau

If to Municipality: City of Holyoke
Holyoke DPW
63 Canal St.
Holyoke, MA 01040
Attention: Matthew Sokop

or to such other address as either Party may from time to time specify in writing to the other Party. Any notice shall be effective only upon delivery.

9. **Authority.** The individuals executing this MOA represent that they are empowered and duly authorized to so execute this MOA on behalf of the Parties they represent.
10. **Miscellaneous.** This MOA represents the entire agreement between the Parties with respect to the subject matter hereof, superseding any prior oral or written agreements or understandings regarding the same, and any modification amendment or change to the terms and conditions hereof shall be binding only when expressed in writing and signed by both Parties hereto. This MOA may be signed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. This MOA shall be governed by and interpreted in accordance with the laws of the Commonwealth of

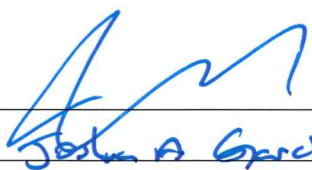
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IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____
Name: _____
Title: _____
Date: _____

MUNICIPALITY

By:  _____
Name: Justin A. Gardner
Title: Mayor
Date: 7/2/2025



IDENTIFI- CATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING		BACK- GROUND	LEGEND	BORDER
R1-1	30"	30"		MUTCD STANDARD		6	RED	WHITE	WHITE
R1-3P	18"	6"		MUTCD STANDARD		8	RED	WHITE	WHITE
W3-1	30"	30"		MUTCD STANDARD		5	YELLOW	RED BLACK	BLACK
W23-2	36"	36"		MUTCD STANDARD		2	YELLOW	BLACK	BLACK

MEMORANDUM OF AGREEMENT

ALL WAY STOP CONTROL (AWSC) PROGRAM

This Memorandum of Agreement ("**Agreement**") is made and entered into this 2nd day of July, 2025, by and between the Massachusetts Department of Transportation, established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of business at Ten Park Plaza, Boston, Massachusetts, 02116 ("**MassDOT**"), and the CITY/TOWN of Holyoke, a municipal corporation and political subdivision of the Commonwealth of Massachusetts located in Hampden County ("**Municipality**"). The Municipality and MassDOT are each sometimes referred to individually herein as a "Party", and collectively as the "Parties."

RECITALS

WHEREAS, to enhance pedestrian and driver safety in the Commonwealth of Massachusetts, MassDOT intends to procure sign materials as part of a program to assist municipalities with the conversion certain high-risk intersections on municipally owned roadways from two-way stop control ("**TWSC**") to all-way stop control ("**AWSC**"); and

WHEREAS, Municipality desires to convert the intersections(s) identified in Exhibit A (the "**Locations**"), which are within the geographical jurisdiction of Municipality, from TWSC to AWSC, and has requested that MassDOT provide Municipality with the AWSC sign materials identified in Exhibit B (the "**Sign Materials**"); and

WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality's request for Sign Materials; and

WHEREAS, Municipality has agreed to install the Sign Materials and convert the Location(s) from TWSC to AWSC at Municipality's own expense; and

WHEREAS, MassDOT and Municipality seek to confirm their respective rights and obligations in connection with the Sign Materials as set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals in this Agreement are true and correct, and are incorporated herein by reference and made part of his Agreement.
2. **Sign Materials.** MassDOT agrees to provide Municipality with the Sign Materials identified in Exhibit B. MassDOT will fund the entire cost of the Sign Materials, including the cost of delivery to Municipality. Upon delivery, ownership of the Sign Materials will transfer to Municipality.

It is understood and agreed that MassDOT's procurement of the Sign Materials is contingent upon availability and continued appropriation of federal funds, and if for any

reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

3. **Project.** Municipality, at its sole expense, shall convert the Locations from TWSC to AWSC in accordance with Exhibit A and Exhibit B (the “**Project**”). As part of the conversion, Municipality shall install the Sign Materials provided by MassDOT at the location(s) indicated in the Project plans. Aside from the Sign Materials, Municipality shall provide all necessary labor, materials (including pavement marking materials, if applicable), equipment, and other services necessary to complete the Project. Municipality shall also be solely responsible for evaluating the specific site constraints for each Location and providing all necessary temporary traffic control devices and/or police details necessary to safely complete the Project. Traffic control plans, signs, devices, and police details shall conform to the Official Standards of MassDOT. Prior to installation, Municipality shall obtain, at its sole cost and expense, any and all applicable permits, approvals, including local approvals, and/or clearances required by local and state agencies, commissions, or bodies necessary for the conversion of the Location(s) to AWSC and for the completion of the Project. Municipality’s failure to comply with any requirement of this paragraph shall constitute a material breach of this Agreement and MassDOT may require Municipality to correct the deficiency at its own expense.

Municipality shall install the Sign Materials and complete the Project within ninety (90) days of their delivery to Municipality. If Municipality fails to install the Sign Materials and complete the Project within the ninety-day period, ownership of the Sign Materials shall revert to MassDOT and Municipality must return the Sign Materials to MassDOT at its sole expense.

Within a week of completing the Project, Municipality shall provide written notice to MassDOT that the Project has been completed. The notice shall include the Project’s completion date. Municipality shall also provide MassDOT with photograph(s) depicting each sign installed pursuant to this Agreement (“**Sign**”) and documentation, in a form acceptable to MassDOT, evidencing each Sign’s location and date of installation.

4. **Operation and Maintenance.** Municipality, at its own expense, shall be solely responsible for the proper operation, maintenance, and repair of the Signs for the duration of the Signs’ useful life. The Signs shall be operated and maintained in accordance with the applicable provisions of the most recent edition of the *Manual on Uniform Traffic Control Devices* (MUTCD) and the Massachusetts Amendments to the MUTCD published by MassDOT. In addition to annual preventative maintenance, Municipality’s maintenance obligation also includes the replacement of major components and miscellaneous parts due to damage or wear and any tree trimming that may be necessary for the proper functioning of a solar-powered Sign. Except for temporary New Traffic Pattern Ahead Signs, Municipality shall not remove or relocate any Sign nor install additional signs (warning or regulatory) with the limits of the Project without receiving

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damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

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Holyoke DPW
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OF TRANSPORTATION

By: _____

Name: _____

Title: _____

Date: _____

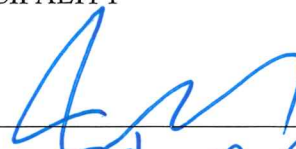
MUNICIPALITY

By: _____

Name: _____

Title: _____

Date: _____


Joshua A. Garcia
Mayor
7/2/2025

IDENTIFICATION NUMBER	SIZE OF SIGN		TEXT	TEXT DIMENSIONS (INCHES)		NUMBER OF SIGNS REQUIRED	COLOR		
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING		BACK- GROUND	LEGEND	BORDER
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W23-2	36"	36"			MUTCD STANDARD	2	YELLOW	BLACK	BLACK

MEMORANDUM OF AGREEMENT ALL WAY STOP CONTROL (AWSC) PROGRAM

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WHEREAS, to enhance pedestrian and driver safety in the Commonwealth of Massachusetts, MassDOT intends to procure sign materials as part of a program to assist municipalities with the conversion certain high-risk intersections on municipally owned roadways from two-way stop control ("TWSC") to all-way stop control ("AWSC"); and

WHEREAS, Municipality desires to convert the intersections(s) identified in Exhibit A (the "Locations"), which are within the geographical jurisdiction of Municipality, from TWSC to AWSC, and has requested that MassDOT provide Municipality with the AWSC sign materials identified in Exhibit B (the "Sign Materials"); and

WHEREAS, MassDOT has confirmed that the Location(s) are eligible for the AWSC materials program and has approved Municipality's request for Sign Materials; and

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damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.

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MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: _____
Name: _____
Title: _____
Date: _____

MUNICIPALITY

By:  _____
Name: Josh A. Geran
Title: Mayor
Date: 7/2/2025



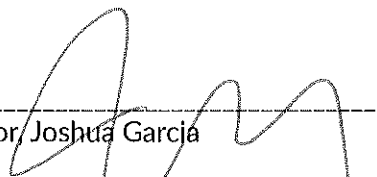
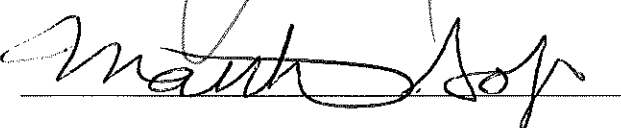
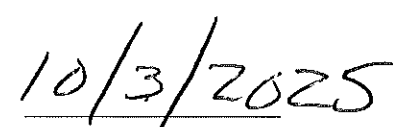
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GENERAL NOTES:

CITY COUNCIL ORDER 10-7-2025
MASS DEPARTMENT OF TRANSPORTATION DONATION

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "MASS DEPARTMENT OF TRANSPORTATION DONATION OF \$73,615 (SEVENTY THREE THOUSAND SIX HUNDRED FIFTEEN AND 00/100)" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support the All-Way Stop initiative for the seven intersections listed below:

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St
- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

 _____ Mayor Joshua Garcia	 _____ Date
 _____ City Engineer, Matthew Sokop	 _____ Date



City of Holyoke,
Massachusetts

Birthplace of Volleyball

Tanya Wdowiak <wdowiakt@holyoke.org>

Re: Finance Agenda Items for the 10/7 City Council Meeting

Victoria Houle <houlev@holyoke.org>

Fri, Sep 26, 2025 at 10:23 AM

To: Tanya Wdowiak <wdowiakt@holyoke.org>

In case Matt didn't already forward, below is the information related to approximate cost for the AWSC Projects and I would personally consider this donation.

Hi Matthew,

The total cost of all materials being provided to the City for All-Way Stop is \$73,615.00 for the 7 intersections listed below. This averages out to roughly \$10,500 per intersection being converted.

- Dwight St at Pine St
- Sargeant St at Commercial St
- Sargeant St at Elm St
- W Franklin St at Linden St
- Sargeant St at Sycamore St
- Appleton St at Elm St
- Cabot Street at Nick Cosmos Way/Commercial St

Let me know if you need anything else.

Thanks,

Dakota DelSignore, E.I.T, RSP1

MassDOT | Highway Division | Traffic Safety Section

[Quoted text hidden]

City of Holyoke

Request for Appropriation Transfer Within a Classification

Dept. Name DPW

Date 09/23/25

I hereby respectfully request that the following amounts be transferred *within one* of the following indicated (X) appropriation classifications within my department and as further detailed below:

Personal Services _____ Expenses X Capital Outlay _____

Account No.		Account Name	\$ Amount	
Organization	Object		From	To
<u>402</u>	<u>52504</u>	<u>City Report / Pollution</u>	<u>900.00</u>	
<u>14212</u>			()	<u>900.00</u>
<u>14212</u>	<u>53009</u>	<u>DPW Admin Contracted</u>	()	
		<u>Services</u>	()	
			()	
			()	
			()	
			()	
			()	
			()	
			()	
			()	
			()	
			()	

Reason for request:

3 Parking spaces for DPW staff in order to
maintain adequate parking for public to utilize DPW

[Signature]
Head of Department

[Signature]
Mayor

Form TR-1 (6/92)



8/29/25

Holyoke Dept of Public Works
63 Canal Street
Holyoke, MA
Attn: Mary Monahan

RE: Parking Spaces / Parking Lot at 1 North Bridge Street, Holyoke MA 01040

Hi Mary -- Here are the parking rates below for our side parking lot at Hadley Printing. We have up to (10) spaces available for use.

The lot is maintained, plowed and salted by Hadley Printing. The plowing in winter time is usually done during before business hours prior to 7.a.m. There are also security cameras that cover the parking lot 24 hours per day.

Monthly Rate -- \$30.00 Per Space / Vehicle

Discounted rate If paid in Advance for (3) Month period or more -- \$25.00 per Space / Vehicle

Please provide Vehicle Description (Make & Color) and Plate Number for each Parking Space.

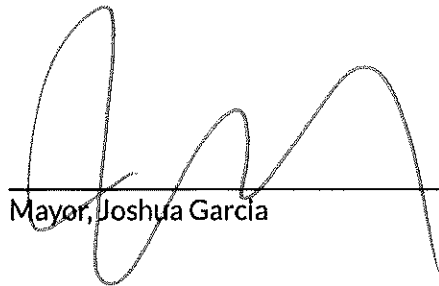
Thanks, Chris Desrosiers
413.536.8517 x102
chris@hadleyprinting.com

75 x 6
90 x 5

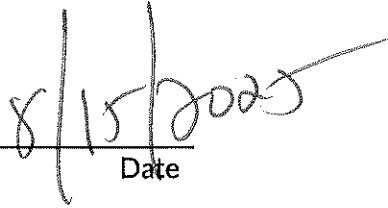
450.⁰⁰
450.⁰⁰

CITY COUNCIL ORDER 9-17-2025
HEDIC DONATION

Devine-Ordered, that in accordance with M.G.L. Chapter 44 Sec. 53A, the City Council hereby accepts the provisions of the "Holyoke Economic Development Industrial Corporation (HEDIC) \$30,000 donation" and authorizes the establishment of a Fund or other method appropriate for the accounting of the receipts and expenditures of all resources associated with the administration of said donation. This revenue will be used towards funding to support a contracted Brownfield Consultant. The City intends to provide matching funding through general fund contracted services appropriations for a total of \$60,000 together for this service.



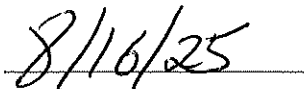
Mayor, Joshua Garcia



Date



Director, Planning & Economic Development



Date



City of Holyoke,
Massachusetts

Birthplace of Volleyball

Tanya Wdowiak <wdowiakt@holyoke.org>

Re: brownfield coordiantor

Aaron Vega <vegaa@holyoke.org>

Mon, Sep 8, 2025 at 9:44 AM

To: Tanya Wdowiak <wdowiakt@holyoke.org>

Cc: John Dyjach <dyjachj@holyoke.org>, Jaime Morrow <morrowj@holyoke.org>, Rory Casey <caseyr@holyoke.org>, Joshua Garcia <garciadj@holyoke.org>

UPDATE;

we are going to set up a special revenue account for this consulting service.

Step 1 - We need an order that says something to the effect of

Order that the City of Holyoke accept a \$30,000 donation from the Holyoke Economic Development Industrial Corporation (HEDIC) to be used toward costs encumbered with a contracted Brownfield Consultant. The funds and the contracted services will be managed by the OPED staff.

* John, we will need a letter from HEDIC approving this along with the meeting minutes of when HEDIC approved this use of funds.

* I think we ask Mike Sullivan to file the order

Once this transfer happens we can set up the PO.

I will let PARE know we are working on this.

Step 2:

When the Mayor returns I will work with him to ensure a \$30k allocation is part of his proposed supplemental budget.to be used for the Brownfield consultant.

This will be a separate order and city council process.

Jamie and Tanya will be able to either amend the contract and PO or add a second revenue source for the contract.

We may be able to add language in the contract with PARE that will let them get started with the HEDIC \$30k - contract language that implies services for between \$30k and not to exceed \$60k depending on allocated funds.

I think this summarizes the process going forward.

Aaron

Aaron Vega

Director

Office of Planning and Economic Development (OPED)

City of Holyoke

Sign Up for the OPED Newsletter

OPED City of Holyoke Website

Explore Holyoke

20 Korean Veterans Plaza, Suite 406

Holyoke, MA 01040

P: (413) 322-5575

F: (413) 322-5576

E: VegaA@holyoke.org

W: www.holyoke.org

On Mon, Sep 8, 2025 at 8:52 AM Tanya Wdowiak <wdowiakt@holyoke.org> wrote:

City of Holyoke

REQUEST FOR PROPOSALS #2025-21OPED

Brownfields Grant and Project Coordinator

Date of Advertisement:

March 3, 2025

SUBMISSIONS DUE:

April 10, 2025, 2:00 PM EST

Late Submissions Will Be Rejected

DELIVER COMPLETED SUBMISSIONS TO:

City of Holyoke
Purchasing Department
City Hall Room 3
536 Dwight Street
Holyoke, MA 01040

For further information, please contact:

Jaime E. Morrow, Interim Chief Procurement Officer, City of Holyoke,
at (413) 322-5650
morrowj@holyoke.org

RFP TIMELINE

Documents Available	3/3/2025 @ 10AM
Questions about RFP to City	No later than 4PM on 3/15/2025
Answers from the City via Addendum	By 4PM on 3/21/2025
Submissions Due	NO LATER THAN 2PM 4/10/2025

CITY OF HOLYOKE
REQUEST FOR PROPOSALS
Brownfields Grant and Project Coordinator

The goal of this solicitation is to provide the best value for the City of Holyoke (“City”). The City may negotiate a change in any element of contract performance or cost identified in the original request for the selected proposer or the selected proposer’s response that results in a lower cost, more effective, or better value than was presented in the selected proposer’s original response.

Costs that are not specifically identified in the proposer’s Response and accepted by the City as part of a Contract will not be compensated under any contract awarded pursuant to the Request for Proposals (“RFP”). The City will not be responsible for any costs or expenses incurred by proposers responding to this RFP.

The City makes no guarantee that any Commodities or Services will be purchased as a result of this solicitation. The City makes no offer of compensation for any submission. All submissions to this RFP are the property of the City and thus subject to disclosure according to the Massachusetts Public Record Act. Accordingly, submissions received and opened shall not be available for public inspection until after evaluation is concluded. After that, except for information marked “Proprietary,” all documents received by the City shall be available for public disclosure. The City will attempt to maintain the confidentiality of materials marked “Proprietary” to the extent permitted by law.

The purpose of this solicitation is the selection of a qualified locally based company or individual to perform the specified services for a period of up to two (2) years. Once submissions are received, they will be reviewed by the evaluation panel. Upon review, the panel may, at its discretion, invite proposers to an interview. Final decisions and award of contract will be made after the interview process, if necessary, and any and all follow-up questions are addressed.

I. INTRODUCTION

The City of Holyoke’s Office of Planning and Economic Development (OPED) is seeking a Brownfields Grant and Project Coordinator, for an eighteen (18) month period providing

professional consulting services, including grant support and consultation, to support community efforts to generate and implement creative strategies in redeveloping brownfield or suspected brownfield sites. Our goal is to have "in house" support to apply for brownfield grants for city projects, to offer consultation services (up to 10 hours per business/developer) for private business owners and developers and manage the city projects and/or help the city obtain services for projects.

This Request for Proposals (RFP) stipulates the procedures and requirements to be used by the City in its selection for these services.

The City' Chief Procurement Officer will evaluate all timely responses to ensure that all required submittals have been included and that all responses meet the minimum qualification criteria. Proposals that are deemed to be complete shall be presented to the evaluation panel.

All questions regarding this Request for Proposal must be received by the city no later than 2:00PM on Thursday, April 10, 2025, and addressed to the attention of Jaime E. Morrow, Interim Chief Procurement Officer, City of Holyoke, and may be e-mailed. If e-mailed, the e-mail must be marked in the subject line "RFP #2025-21OPED Brownfields Grant and Project Coordinator" to morrowj@holyoke.org.

II. BROWNFIELDS GRANT & PROJECT COORDINATOR OBJECTIVES

The Brownfields Grant and Project Coordinator would provide comprehensive grant administration activities to include, but not be limited to:

- Researching, drafting, and submitting timely brownfields grant applications and requests for assessment.
- Conduct coordination meetings, with City stakeholders, and any others involved, as needed.
- Work in collaboration with OPED and the City Purchasing Department to procure the services of a Licensed Site Professional (LSP) to do environmental testing including "21E" reports.
- Work with OPED and property owners to obtain property access agreements on all properties targeted and selected, as necessary.
- Report to OPED with periodic analyses of project status - Track progress, monitor and inspect all work in progress for compliance with applicable contract documents, with any deviations reported to OPED. Prepare presentations for meetings with the City and other stakeholders.
- Preparing and submitting quarterly grant reports to appropriate regulatory agencies.
- Collaborate with OPED to develop a detailed program of close-out activities in compliance with the contract documents.

- Submit project documentation received, such as: files, records, drawings, submittals, samples and related information, to OPED in an organized and usable form in both hardcopy and electronic formats.

III. SUBMISSION REQUIREMENTS & QUALIFICATIONS

Five (5) copies of the submission must be furnished to the Chief Procurement Officer for review by the evaluation panel. The overall proposal must include the following:

A. The identity of the individual, partnership, or corporation applying for the contract award, the credentials of the personnel who would perform the work, as well as their managers, and the nature of the supervision. State the responsibilities of each of the project personnel. If the consultant intends to subcontract any other work required in the scope of work, the sub-contractor must be identified. Firm address and contact information must be provided.

B. A proposer's qualifications statement, including professional qualifications and work experience attesting to capacity to perform the required work. Include resume(s) detailing academic and professional work experience attesting to capacity to perform the required work. Resumes are required for all proposed personnel.

C. A detailed explanation of the proposer's approach to this project: methodology, demonstrated understanding of the scope of work and completion deadline, and the proposer's expectations of assistance and services from the City. A work plan for meeting the Brownfields Grant and Project Coordinator Objections from the prior section must be produced.

D. A client reference list with names, addresses, telephone numbers, and e-mail addresses (if available), especially for clients for whom the proposer has performed similar services within the past two (2) years.

E. Any other information deemed relevant to the project and which the proposer believes will further their proposal's competitiveness.

V. METHODOLOGY AND SELECTION CRITERIA

Method for Determining the Best Proposal

The City of Holyoke intends to award a contract to the proposer offering the most advantageous proposal. In making a determination for such an award, the awarding authority will consider the ratings provided by the evaluation panel, the price proposal, past performance of similar work, and any revisions to proposals negotiated with the proposers during the award determination

phase of the process. In the case of two or more proposers having the same rating with regard to the performance criteria, the proposer with the lowest price will be selected. The top proposers with the highest ranking may be interviewed and the interview will become part of the ranking.

A. Minimum Qualification Criteria

- 3 years of demonstrated project-management experience of Brownfields/state/local/municipal client projects meeting project scope, level of quality, schedule, and budget
- Familiarity with Geographic Information Systems practices and software
- Strong communications skills both written and oral
- Client referral regarding a similar project dated within the last year

B. Evaluation Criteria

All proposers having first met all minimum quality requirements will be rated on the following evaluation criteria, using the rating standards shown:

1. Scope of Experience Providing Comprehensive Grant Administration Activities

Highly Advantageous

Proposer has five (5) or more years' experience providing comprehensive grant administration activities as described in Section II

Advantageous

Proposer has at least three (3) years' experience, but less than five (5) years' experience providing comprehensive grant administration activities as described in Section II

Not Advantageous

Proposer has at least one (1) year experience, but less than three (3) years' experience providing comprehensive grant administration activities as described in Section II

Unacceptable

Proposer has less than one (1) year experience providing comprehensive grant administration activities as described in Section II

2. Past Brownfield Grant Success

Highly Advantageous

Proposer has 80% success rate securing funding on behalf of communities, non-profits and other qualifying entities over the past six (3) years.

Advantageous

Proposer has at least an 70% success rate securing funding on behalf of communities, non-profits and other qualifying entities over the past three (3) years.

Not Advantageous

Proposer has at least a 60% success rate securing funding on behalf of communities, non-profits and other qualifying entities over the past three (3) years.

Unacceptable

Proposer has a less than 50% success rate securing funding on behalf of communities, non-profits and other qualifying entities over the past three (3) years.

VI. BASIS OF AWARD

The City will award a contract resulting from this solicitation to the responsible bidder whose offer meets the stated requirements for technical expertise, project experience, qualifications, project approach, client references, and proposal quality. The City will award the contract to the bidder whose response represents the best value to the City.

VII. PROJECT BUDGET

The City has established a budget not to exceed \$60,000 for the Project Objectives described herein. Additional funding through grants and city funding will be applied to by OPED staff.

VIII. GENERAL INFORMATION AND PROPOSAL SUBMISSION REQUIREMENTS

This request for proposals is issued in accordance with the provisions of M.G.L. Chapter 30B

Proposal Submission

1. All proposals must be received in the City of Holyoke Purchasing Department, Dwight Street, Holyoke, MA 01040 on or before **2:00 PM April 10, 2025**. The clock in the Purchasing Office shall be the sole determining factor of time.
2. If, at the time of the scheduled proposal submission deadline, the Purchasing Department is closed due to uncontrolled events such as fire, snow, ice, or building evacuation, the proposal deadline will be postponed until 2:00 PM on the next normal business day. Proposals will be accepted until that date and time.
3. Each proposer must submit Five [5] copies of their proposal.

4. Each proposal must be clearly marked on the outside of the envelope “Sealed Proposal Enclosed, RFP #2025-21OPED Brownfields Grant and Project Coordinator”.
5. The submission of a proposal will be construed to mean that the proposer is fully informed as to the extent and character of the supplies, materials, or equipment required and a representation that the proposer can furnish the supplies, materials, or equipment satisfactorily in complete compliance with the specifications.

2. Questions Concerning Request for Proposals

Questions concerning this RFP should be directed to the City of Holyoke Chief Procurement Officer, in writing, no later than five business days prior to the scheduled proposal opening. No questions will be considered, or interpretations issued, unless such request is received in the Purchasing Department within the specified time-period.

3. Addenda

If any changes are made to this RFP, an addendum will be sent to all proposers on record as having picked up the RFP. All addenda must be acknowledged on the bid forms. Failure to do so may result in automatic rejection of bid.

4. Modifications by Proposer

A proposer may correct, modify, or withdraw a proposal by written notice received by the City prior to the time and date set for the proposal opening. Proposal modifications must be submitted in a sealed envelope clearly labeled “Modification No. ____.” Each modification must be numbered in sequence and must reference the original RFP.

5. Cancellation of Request for Proposals

The City of Holyoke may cancel this RFP if the City of Holyoke determines that cancellation or rejection serves the best interests of the City.

6. Signatures for Proposal

Proposals must be signed as follows:

- A. If the proposer is an individual, by her/him personally;
- B. If the proposer is a partnership, by the name of the partnership, followed by the signature of each general partner.
- C. If the proposer is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed.

8. Invoicing

- A. No charges for Federal, State, or Municipal sales or excise taxes will be allowed. The City of Holyoke is exempt from these taxes. The prices proposed shall be net and not include the amount of any such tax. The City of Holyoke has been issued a Massachusetts DOR Certificate of Exemption #046-001-393 which will apply to all sales.
- B. Invoices shall be submitted to the Office of Planning and Economic Development unless otherwise specified. Payments of such bills shall not preclude the City from making claims for adjustment on any item found not to have been in accordance with the general conditions or specifications.

9. Term of Contract

The Term of this contract shall be for a period of up to eighteen (18) months. Contract is subject to termination per the terms of the agreement.

**The mailing address for all deliveries and walk-in service
is: City of Holyoke
Purchasing Department City Hall Room 3
536 Dwight Street Holyoke, MA 01040**

City of Holyoke Purchasing Department
Holyoke City Hall
536 Dwight Street #3
Holyoke, MA 01040-5078
(413)-322-5650

**THIS FORM MUST BE COMPLETED AND RETURNED
WITH YOUR BID OR CONTRACT (PLEASE PRINT)**

CORPORATE AFFIDAVIT FORM

COMPANY NAME

FID OR SOCIAL SECURITY

PHONE NUMBER

DUNS NUMBER (IF APPLICABLE)

EMAIL ADDRESS

ADDRESS

CITY

STATE

ZIP CODE

AUTHORIZED SIGNATURE

TITLE

PLEASE PRINT NAME OF AUTHORIZED SIGNER

TITLE

FAX NUMBER _____

PHONE NUMBER _____

E-MAIL- (PLEASE PRINT CLEARLY) _____

PLEASE CHECK WHERE APPROPRIATE

MINORITY OWNED BUSINESS ENTERPRISE _____

WOMEN OWNED BUSINESS ENTERPRISE _____

City of Holyoke Purchasing Department
Holyoke City Hall
536 Dwight Street #3
Holyoke, MA 01040-5078
(413)-322-5650

**THIS FORM MUST BE SIGNED & RETURNED
WITH YOUR BID OR CONTRACT *(PLEASE PRINT)***

TAX CERTIFICATION FORM

CHAPTER 233 (SECTIONS 35 AND 36) of the ACTS AND RESOLVES OF 1983, enacted the Revenue Enforcement and Protection Program effective July 1, 1983. One aspect of the law requires providers of goods and/or services to attest under the penalty, that he/she is in compliance with the laws of the Commonwealth of Massachusetts relating to taxes.

To comply with this requirement, YOU MUST SIGN THE FORM BELOW AND RETURN IT WITH YOUR BID OFFER, ANY PERSON FAILING TO SIGN THE ATTESTATION CLAUSE SHALL NOT BE ALLOWED TO OBTAIN, RENEW OR EXTEND A LICENSE, PERMIT OR CONTRACT.

PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 62C, SECTION 49A, I CERTIFY UNDER THE PENALTIES OF PERJURY THAT I, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE FILED ALL STATE TAX RETURNS AND PAID ALL STATE TAXES REQUIRED UNDER THE LAW.

FURTHERMORE, I HAVE NO OUTSTANDING OR LATE CITY TAXES.

COMPANY NAME

FEDERAL IDENTIFICATION/
SOCIAL SECURITY NUMBER

ADDRESS

CITY

STATE

ZIP

AUTHORIZED SIGNATURE

TITLE

PRINT NAME-AUTHORIZED SIGNER

DATE SIGNED

City of Holyoke Purchasing Department
Holyoke City Hall
536 Dwight Street #3
Holyoke, MA 01040-5078
(413)-322-5650

**THIS FORM MUST BE SIGNED & RETURNED
WITH YOUR BID OR CONTRACT***(PLEASE PRINT)*

CERTIFICATE OF NON-COLLUSION FORM

The undersigned certifies under penalties of perjury that this bid, proposal or contract has been made and submitted in good faith and without collusion or fraud with any other person as used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

SIGNATURE OF AUTHORIZED PERSON SIGNING PROPOSAL

PRINT NAME

NAME OF BUSINESS

FEDERAL IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

PHONE NUMBER

DATE

E-MAIL (PLEASE PRINT CLEARLY) _____

City of Holyoke Purchasing Department
Holyoke City Hall
536 Dwight Street #3
Holyoke, MA 01040-5078
(413)-322-5650

**THIS FORM MUST BE SIGNED & RETURNED
WITH YOUR BID OR CONTRACT (PLEASE PRINT)**

DEBARMENT DISCLOSURE FORM

The said undersigned certifies under the pains and penalties of perjury that the said undersigned is not presently debarred from providing services and or doing public construction work or from contracting or subcontracting with the Commonwealth of Massachusetts under the provisions of Section 29F of Chapter 29 of the Massachusetts General Laws, or any Rule or Regulation promulgated hereunder, nor is the said undersigned presently debarred from entering into contracts for the furnishing of supplies or services to any state, public agency, and/or the Federal Government.

Please Print Below

NAME OF BIDDER: _____

BY: _____

PLEASE PRINT NAME & TITLE OF AUTHORIZED
PERSON SIGNING

ADDRESS

CITY, STATE, ZIP CODE

PHONE NUMBER

E-MAIL _____

DATE

Upon execution by all parties, this AGREEMENT (the "Agreement") shall be effective as of [redacted] by and between the **CITY OF HOLYOKE** (the "City"), a municipal corporation with principal offices at 536 Dwight Street, Holyoke, Massachusetts 01040 acting by and through the approval of the Mayor (collectively, the "City"), **"Consultant"**.

WITNESSETH: THAT

In consideration of the Agreement Price to be paid to the Consultant, as set forth in this Agreement and the **Scope of Work** which is attached hereto as Exhibit A and incorporated herein by reference, for the Services as described in the **Scope of Work**, and of the mutual promises and agreements hereinafter set forth, it is understood and agreed by and between the parties hereto as follows:

I. SCOPE OF SERVICES

- A. This Agreement represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations or agreements, either oral or written. This Agreement may be amended only by written instrument signed by the parties hereto. Any changes to the official printed language of this Agreement shall be void.
- B. The Consultant is responsible for ensuring that all services under this Agreement are performed in accordance with the requirements of this Agreement.

II. TERM AND TIME FOR PERFORMANCE

The term of this Agreement shall commence on date and end upon the completion of the work, which is expected to occur on date. This Agreement may be earlier terminated or extended according to the terms and conditions of this Agreement. Any extension of the term of the Agreement will require a written amendment to the Agreement signed by the authorized representatives of the parties listed on the signature page hereto, or their successors in office or title.

III. COMPENSATION

- A. The City's maximum liability under this Agreement for the services described herein shall be **dollar amount**. All fees set forth in this Agreement shall include all costs incurred by the Consultant under this Agreement.
- B. The City shall submit payment to Consultant no later than thirty (30) days after receipt of an invoice.
- D. The City shall not be liable for any services, expenses, or costs in connection with this Agreement in excess of the amount currently appropriated therefore under this Agreement.
- E. The Consultant is an independent contractor; as such, any taxes and other requirements of federal, state and local governmental bodies including worker's

compensation and disability insurance if and to the extent required by law, shall be its sole responsibility.

- F. In the event the City requests additional services from the Consultant, the terms and conditions of the performance of those services, including any change in compensation, shall be set forth in an amendment to this Agreement, signed by the authorized representatives of the parties listed on the signature page hereto, or their successors in office or title.

IV. RELATIONSHIP OF THE PARTIES

The Consultant is an independent contractor, and nothing in this Agreement shall be construed as making the City and the Consultant partners or as creating the relationship of employer and employee, master and servant, or principal and agent between them, for any purpose whatsoever.

V. INDEMNIFICATION AND INSURANCE

- A. The Consultant shall assume the defense of (with counsel acceptable to the City) and indemnify and hold harmless the City and their respective officers, agents, and employees from any and all suits and claims against it or any of them arising from any negligent or intentional act or omission of the Consultant, its agents, associates, consultants, employees, partners, or servants, in any way connected with the performance of this Agreement. This provision shall survive the termination of the agreement.
- B. The Consultant shall at its own expense obtain and maintain General Liability Insurance in the amount of One Million Dollars (\$1,000,000.00) per occurrence, and Two Million Dollars (\$2,000,000.00) in the aggregate, covering the Consultant and any person or business entity for whose performance the Consultant is legally liable, arising out of the performance of this Agreement, naming the City of Holyoke as an "additional insured."
- C. The Consultant shall also obtain and maintain all required automobile insurance coverage and worker's compensation insurance at all times during the term of this Agreement.
- E. The Consultant shall provide, maintain and require its subcontractors, if any, to provide and maintain all insurance for its employees, including workers compensation and unemployment compensation, in accordance with the statutory requirements of the Commonwealth of Massachusetts. The Consultant is an independent contractor and is not an employee of the City.

VI. TERMINATION AND CANCELLATION

- A. By the City:
 - 1. The City may terminate this Agreement for cause if the Consultant breaches any material obligation under this agreement by sending written notice to the Consultant, effective fourteen (14) days after receipt unless the Consultant cures such breach

within the fourteen (14) day period or, if such breach cannot be cured within 14 days, unless the Consultant commences to cure such breach within the 14-day period and diligently and continuously works to cure the breach thereafter.

2. The City reserves the right to terminate this Agreement for convenience upon 10 days written notice to the Consultant. Upon termination for convenience, the City shall pay the Consultant for satisfactory work and/or delivery of supplies rendered up to the date of termination.

B. By the Consultant:

1. The Consultant may terminate this Agreement if the City breaches any material obligation under this Agreement by sending written notice to the City, effective fourteen (14) days after receipt unless the City cures such breach within the fourteen (14) day period or, if such breach cannot be cured within fourteen (14) days, unless the City commences to cure such breach within the 14-day period and diligently and continuously works to cure the breach thereafter.
2. Termination of this Agreement shall not affect any rights or obligations accrued prior thereto.

VII. CONFLICT OF INTEREST

- A. The Consultant covenants that it has no interest, nor shall it acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder.
- B. No member, officer or employee of the City, or its designees or agents, no member of the governing body of the City, and no other public official of the City who exercises any functions or responsibilities with respect to the performance of this Agreement, during his or her tenure, shall have any interest, direct or indirect, in this contract, or proceeds thereof, for the work to be performed under this Agreement in violation of the provisions of Chapter 268A of the General Laws.
- C. Compliance With Ethics Laws Requirements: The Consultant agrees to comply with all applicable provisions of the amendments to Mass. Gen Laws ch 268A, as amended by Chapter 20 of the Acts of 2009 ("Act"). To the extent that certain of its key employees providing services to the City may be considered "municipal employees" or "special municipal employees" under Mass. Gen. Laws Ch. 268A, sec. 1(g) or 1(n), such employees of the Consultant may be required to complete and provide certification of compliance with the new State Ethics Commission online training requirements. Information concerning these requirements is available on the State Ethics Commission website (www.mass.gov/ethics).

VIII. APPLICABLE LAW AND EXCLUSIVE FORUM

The laws of the Commonwealth of Massachusetts shall govern the validity, interpretation, construction and performance of this Agreement. The sole and exclusive forum for the resolution of any question of law or fact arising out of this Agreement, to be determined in any judicial proceeding, shall be the Superior Court of Hampden County, or the United

States District Court for the Western District of Massachusetts, sitting in Springfield Massachusetts. It is the express intention of the parties that all legal actions and proceedings related to this Agreement or the rights or relationship of the parties arising therefrom shall be solely and exclusively brought and heard in said Courts.

IX. NONDISCRIMINATION

In the performance of this Agreement, the Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, sexual orientation, gender identity, disability, family status or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, age, sex, sexual orientation, gender identity, disability, family status or national origin. The Consultant shall, in all solicitations, or advertisements for employees placed by or on behalf of the City, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, age, sex, sexual orientation, gender identity, disability, family status or national origin. In the event of the Consultant's non-compliance with the non-discrimination clauses of this Agreement, this contract may be canceled, terminated or suspended in whole or in part, and the Consultant may be declared ineligible for further City contracts.

X. REMEDIES

- A. If the Consultant shall provide services to the City in a manner which is not to the satisfaction of the City, as determined by the Superintendent, the City may suspend or terminate payment to the Consultant in whole or in part and in addition may:
1. Require the Consultant to provide services which are satisfactory to the City at no additional cost to the City, or
 2. Obtain services at the cost of the Consultant in substitution for those due from the Consultant, or
 3. Terminate this Agreement.

XI. CONFIDENTIALITY

The Consultant agrees that any and all information obtained, reports prepared, and conclusions reached hereunder are for the confidential information of the City, and the Consultant shall not disclose any of the same in whole or in part to any person whatsoever or discuss the same with any person whatsoever, other than the City's authorized representatives, except when called upon to do so and when authorized by the City.

XII. LIABILITY

Any documentation developed by the Consultant for the Client is being produced by the Consultant for the Client as a work for hire; therefore, Client assumes full responsibility for each document's accuracy, completeness, and fitness. The Client

agrees to indemnify and hold harmless the Consultant against any and all claims, costs, and expenses, including attorney's fees, due to a denial of requested funding for any application.

XIII. MISCELLANEOUS

- A. Consultant shall not assign or transfer its respective interests in this Agreement without the prior written consent of the City, and no such assignment or transfer shall be valid or binding upon the City without such consent.
- B. The Consultant agrees to perform all services and provide all equipment in a professional, competent, proper, and safe manner and to comply with all applicable laws, rules, regulations, codes, local ordinances, and all other authority applicable to the subject of this Agreement. Consultant is responsible for ensuring that its employees, agents, and any subcontractors comply with this section.
- C. If any term or provision of this Agreement should be declared invalid by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall be unimpaired.
- D. Failure by either party at any time to require performance by the other or to claim a breach of this Agreement will not be construed as a waiver of any right under this Agreement.
- E. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.
- F. The expiration or termination of this Agreement shall not affect the provisions therein which by their terms and meaning are of a continuing nature.
- G. Notices: written notices stating general nature of any claim, dispute or request shall be delivered by the claimant to the other party to the contract promptly (but in no event later than 30 days) after the start of the claim, dispute or request.
- H. All terms and conditions as they appear on the back of the Purchase Order are applicable and in full force during the entire life or existence of this agreement.

IN WITNESS WHEREOF, the City of Holyoke and [REDACTED] have executed this Agreement as a sealed instrument as of the day and year the same is signed by all parties hereto, on the latest date noted below.

[Remainder of page intentionally left blank; signature page to follow.]

**CONSULTANT,
NAME**

Printed Name: _____

Signature: _____

Title: _____

Date signed: _____

CITY OF HOLYOKE:

Chief Procurement Officer

Date signed: _____

Approved as to appropriation:

City Auditor

Date signed: _____

APPROVED:

Joshua A. Garcia, Mayor

Date signed: _____

Approved as to form:

City Solicitor

Date signed: _____

Certify that all local taxes have been paid in full if applicable:

Tax Collector

Date signed: _____

PO #

BID #

Vendor Number#



The Commonwealth of Massachusetts
Office of the Attorney General
One Ashburton Place
Boston, Massachusetts 02108

OPEN MEETING LAW COMPLAINT FORM

Instructions for completing the Open Meeting Law Complaint Form

The Attorney General's Division of Open Government interprets and enforces the Open Meeting Law, Chapter 30A of the Massachusetts General Laws, Sections 18-25. Below is the procedure for filing and responding to an Open Meeting Law complaint.

Instructions for filing a complaint:

- o Fill out the attached two-page form completely. Sign and date the second page. File the complaint with the public body within 30 days of the alleged violation. If the violation was not reasonably discoverable at the time it occurred, you must file the complaint within 30 days of the date the violation was reasonably discoverable. A violation that occurs during an open session of a meeting is reasonably discoverable on the date of the meeting.
- o To file the complaint:
 - o For a local or municipal public body, you must submit a copy of the complaint to the chair of the public body AND to the municipal clerk.
 - o For all other public bodies, you must submit a copy of the complaint to the chair of the public body.
 - o Complaints may be filed by mail, by email, or by hand. Please retain a copy for your records.
- o If the public body does not respond within 14 business days and does not request an extension to respond, contact the Division for further assistance.

Instructions for a public body that receives a complaint:

- o The chair must disseminate the complaint to the members of the public body.
- o The public body must meet to review the complaint within 14 business days (usually 20-22 calendar days).
- o After review, but within 14 business days, the public body must respond to the complaint in writing and must send the complainant a response and a description of any action the public body has taken to address the allegations in the complaint. At the same time, the body must send the Attorney General a copy of the complaint and a copy of the response. The public body may delegate this responsibility to an individual member of the public body, its counsel, or a staff member, but only after the public body has met to review the complaint.
- o If a public body requires more time to review the complaint and respond, it may request an extension of time for good cause by contacting the Division of Open Government.

Once the public body has responded to the complaint:

- o If you are not satisfied with the public body's response to your complaint, you may file a copy of the complaint with the Division by mail, by email, or by hand, but only once you have waited for 30 days after filing the complaint with the public body. Mail may be sent to: The Division of Open Government, Office of the Attorney General, One Ashburton Place - 20th Floor, Boston, MA 02108. Emails may be sent to: openmeeting@state.ma.us.
- o When you file your complaint with the Division, please include the complaint form and all documentation relevant to the alleged violation. You may wish to attach a cover letter explaining why the public body's response does not adequately address your complaint.
- o The Division will not review complaints filed with us more than 90 days after the violation, unless we granted an extension to the public body or you can demonstrate good cause for the delay.

If you have questions concerning the Open Meeting Law complaint process, we encourage you to contact the Division of Open Government by phone at (617) 963-2540 or by email at openmeeting@state.ma.us.

Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

On October 10, 2025, City Councilor David Bartley emailed the majority of the Finance Committee members of the City Council his own opinion on an order that has already been discussed, voted on, signed by me as the mayor, and with a ruling from the City Solicitors office. In the email, he expressed his disagreement of the intepreation to the majority of the finance committee members and other selected councilors not on the Finance Committee. In that email he included the City Auditor. The City Auditor forwarded the communication to me and the City Solicitor.

NOTE: There are five members on the Finance Committee. Three of the five were in his communication.

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

David Bartley needs to be reminded/retrained of the Open Meeting Law and sign off acknowledging such. Perhaps even take an ethics test if relevant.

Review, sign, and submit your complaint

I. Disclosure of Your Complaint.

Public Record. Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

Publication to Website. As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

II. Consulting With a Private Attorney.

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

III. Submit Your Complaint to the Public Body.

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to openmeeting@state.ma.us.

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed: Joshua A. Garcia

Date: 10/10/2025



Mayor Joshua A. Garcia

Lisa A. Ball, Esq.

City of Holyoke

City Solicitor

Kathleen E. Degnan, Esq.
Jane L. Mantolesky, Esq.
Michael D. Bissonette, Esq.
Mary E. Gotham, Paralegal

October 3, 2025

Holyoke City Council
City Council Chambers
536 Dwight Street
Holyoke, MA 01040

RE: Legal Opinion on Decibel Level for Religious Groups

City Councilors,

Per your request, I have reviewed the issue of what the allowable decibel level should be for religious groups to organize on their property with ancillary questions reviewed as well. In my opinion a religious group may not be subject to the City of Holyoke's noise reduction requirements.

The Holyoke City Ordinances (the "Ordinances") regulate noise pursuant to Section 38-71 through 38-75. Generally, "the creation of any unreasonably loud, disturbing and unnecessary noise is prohibited. Noise of such character, intensity and duration as to be detrimental to the life or health of any individual or contrary to the public welfare is prohibited." See Section 38-72(a) of the Ordinances. Certain permits are required for construction work as well as the utilization of a loudspeaker or bullhorn. See Section 38-73(a)(4) and (8) and enclosed sample permit. In addition, Section 38-72(b) of the Ordinances provides that "[a]ny person who creates an unnecessary or unreasonable noise as described in this section shall be subject to a \$100.00 fine for the first offense, \$200.00 for the second offense, and \$300.00 for a third and subsequent offense." Finally, there is not a limit on the number of permits, however only one permit per person is allowed.

However, churches, synagogues, and schools are specifically exempted from the requirements of Sections 38-71 through 38-75 of the Ordinances. See 38-71. The language is incredibly broad stating, "[t]his article shall not apply to the operation or use of any organ, radio, bell, chimes or other instrument, apparatus or device by any church, synagogue or school." Id. Such broad language could allow such a facility to utilize any type of device that makes noise without regulation. While there are also state regulations regarding noise, those do not apply to public gatherings that are properly permitted. See generally 310 CMR 7.10. If the event would have



Mayor Joshua A. Garcia

Lisa A. Ball, Esq.

City of Holyoke

City Solicitor

Kathleen E. Degnan, Esq.

Jane L. Mantolesky, Esq.

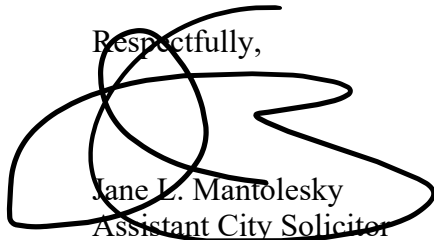
Michael D. Bissonette, Esq.

Mary E. Gotham, Paralegal

alcohol or food vendors then the same would require permitting for a one-day alcohol license at a rate of \$30 for the day or temporary or permanent open air permits at \$30/\$100 per day respectively.

Should you have any additional questions please do not hesitate to ask.

Respectfully,



Jane L. Mantolesky
Assistant City Solicitor



Mayor Joshua A. Garcia

Lisa A. Ball, Esq.

City of Holyoke

City Solicitor

Kathleen E. Degnan, Esq.
Jane L. Mantolesky, Esq.
Michael D. Bissonette, Esq.
Mary E. Gotham, Paralegal

October 9, 2025

Holyoke City Council
City Council Chambers
536 Dwight Street
Holyoke, MA 01040

RE: Legal Opinion on City Councilor Censure

City Councilors,

Per your request, I have reviewed the issue of whether a City Councilor can be censured for disruption of any City Council proceeding whether at regular meetings of the City Council or any sub-committee of the City Council. In addition, and in connection, with my review I have also looked at how different Massachusetts communities have handled actions by city councilors and any potential repercussions for said actions.

There is a long history in the United States of America of the legislative arm of various federal and state governments to censure its members for various statements or actions. See e.g. Houston Cmty. Coll. Sys. v. Wilson, 595 U.S. 468, 476, 142 S. Ct. 1253, 1260, 212 L. Ed. 2d 303 (2022) (“Congress has censured Members not only for objectionable speech directed at fellow Members but also for comments to the media, public remarks disclosing confidential information, and conduct or speech thought damaging to the Nation.”). As long as the censure is not a materially adverse action to the member’s protected free speech of the First Amendment to the United States Constitution. Id. at note 6 (Public resolution adopted by board of trustees for public community college district that censured trustee for “inappropriate” and “reprehensible” conduct was not materially “adverse action” to trustee’s public criticism of other board members and various legal actions challenging board actions that could raise actionable First Amendment retaliation claim, since trustee was elected official expected to shoulder some degree of criticism about his public service, censure itself was form of speech by other elected officials that concerned conduct of public office, and censure did not prevent trustee from doing his job, did not deny him any privilege of office, and was not alleged to be defamatory.).

The Holyoke City Charter provides that, “[t]he city council shall determine the rules of its own proceedings and shall be judge of the election and qualifications of its own members.” Charter



Mayor Joshua A. Garcia

Lisa A. Ball, Esq.

City of Holyoke

City Solicitor

Kathleen E. Degnan, Esq.

Jane L. Mantolesky, Esq.

Michael D. Bissonette, Esq.

Mary E. Gotham, Paralegal

at Section 13. The City Council has promulgated various rules as they relate to the decorum. Holyoke City Council Rules as Section 6. Subsections (d), (e), and (f) of Section 6 provide as follows, “[w]hen a member is about to speak in debate, or deliver any matter to the City Council, the member shall respectfully address the presiding officer. The member shall speak only in regard to the question under debate and avoid personalities. No member in debate shall make any references to another member, city employee, or member of the general public but in respectful terms. When a member is about to make a motion or to second same on any matter, the member shall respectfully address the presiding officer.” Id.

There are no further rules mentioned in the Holyoke City Council Rules as to discipline for the violation of any of the decorum rules outlined in Section 6. However, subsection (b) of Section 1 provides that, “Roberts Rules of Order [sic] shall be the authority adopted by this Council on all points of parliamentary practice not specifically covered by the city charter or any statute, ordinance, or the Rules of the City Council.” Id. Roberts Rules of Order provides that, “[if after a member fails to obey the rules of the body] any member can move to order a penalty, or the chair can first ask, “What penalty shall be imposed on the member?” A motion offered...can propose, for example, that the offender be required to make an apology, that he be censured, that he be required to leave the hall during the remainder of the meeting or until he is prepared to apologize, that his rights of membership be suspended for a time, or that he be expelled from the organization.” See Roberts Rules of Order at Section 61:15.

Massachusetts case law has provided that the only method to remove an elected official from office is either under provisions of a Charter or Massachusetts General Law (“MGL”). See generally Turner v. City of Bos., 462 Mass. 511, 522, 969 N.E.2d 695, 704 (2012). The City of Holyoke does not currently have a recall provision in its Charter and MGL provides very specific instances in which an elected official can be removed from office. Neither of these instances apply to the issue of when a City Councilor violates the City Council’s own rules of decorum. Therefore, the City Council cannot expel a City Councilor from the City Council for this type of rules violation, and therefore would need to seek other remedies for said violation (e.g. censure).

Upon review of local communities, the City of Northampton recently censured a City Councilor for a variety of reasons, one which included “behav[ing] in a manner unbecoming of a City Councilor”. See Resolution enclosed herewith. Additionally, a request from the City of Easthampton School Committee to censure a City Councilor recently occurred which resulted in the City Councilor’s resignation from the Easthampton City Council. See enclosed article from the Daily Hampshire Gazette. In addition, the Newburyport City Council sought to censure a City Councilor for violation of decorum rules of the Newburyport City Council. The



Mayor Joshua A. Garcia

Lisa A. Ball, Esq.

City of Holyoke

City Solicitor

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Jane L. Mantolesky, Esq.

Michael D. Bissonette, Esq.

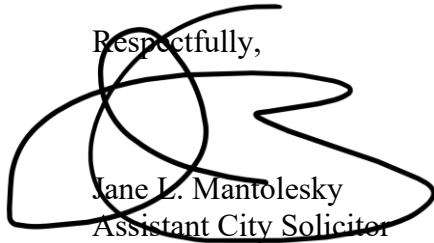
Mary E. Gotham, Paralegal

Newburyport City Council voted not to censure the City Councilor after she had apologized for her breach of decorum. See enclosed Memorandum from Newburyport City Solicitor and article regarding apology. Other communities have also made their own rules or policies regarding bullying and censure procedures. See enclosed article regarding Boston Anti-Bullying Policy for the City Council and memorandum from the Lowell City Solicitor regarding rule adoption for censure.

Considering the above, it is my legal opinion that the Holyoke City Council should adopt its own rules regarding disciplinary proceedings in the City Council, however under the City Council's current rules as well as case law the Holyoke City Council could make a motion to censure a member due to violation of the rules of decorum.

Should you have any additional questions please do not hesitate to ask.

Respectfully,



Jane L. Mantolesky
Assistant City Solicitor



City of Holyoke

Hazard Mitigation and Climate Adaptation Plan

March 2025; Revised September 2025



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ACKNOWLEDGEMENTS

The City of Holyoke would like to thank the following people for supporting the development of this plan. This group was considered the Hazard Mitigation Planning Committee (HMPC) throughout the planning process.

Name	Position or Title
Jeff Brouillard	Holyoke Gas and Electric (HG&E), Assistant Superintendent of Electric Division
Jeff Burkott	Asst. Director of Planning
Miira Gates	Stormwater Coordinator
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update
John Kadlewicz	Fire Chief
Kevin Lagimonier	Building Commissioner
Chris Perry	HG&E, Environmental Health & Safety Coordinator
David Rex	Fire Department
Timothy Rivers	Director, Board of Health
Carl Rossi	Director of Public Works
Matt Smith	Holyoke Water Works

The City of Holyoke utilized the following Consultant Team who assisted the HMPC in the development of this plan:

- Resilient Land & Water, LLC
- Punchard Consulting, LLC
- Jamie Caplan Consulting, LLC

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- Top Right: Albion Paper Mill; <https://commons.wikimedia.org/w/index.php?curid=68768166>
- Lower Left: Beech Street in Spring; <https://commons.wikimedia.org/w/index.php?curid=70207036>
- Lower Right: Holyoke Dam During Thaw; <https://commons.wikimedia.org/w/index.php?curid=70206419>

F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement §201.6(c)(5))

LOCAL ADOPTION RESOLUTION (NEXT PAGE)



CERTIFICATE OF ADOPTION
CITY COUNCIL
CITY OF HOLYOKE, MASSACHUSETTS
**A RESOLUTION ADOPTING THE
CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN**

WHEREAS the City of Holyoke City Council recognizes the threat that natural hazards pose to people and property within the City of Holyoke; and

WHEREAS the City of Holyoke has prepared a multi-hazard mitigation plan, hereby known as CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Holyoke from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Holyoke City Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HOLYOKE, MASSACHUSETTS THAT:

Section 1. In accordance with M.G.L. c. 40, the City of Holyoke City Council adopts the CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN. While content related to the City of Holyoke may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Holyoke City Council to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of _____ in favor and _____ against, and _____ abstaining, this _____ day of

_____, 202____.

By: _____ (print name)

ATTEST by: _____ (print name)

APPROVED AS TO FORM By: _____ (print name)



RECORD OF CHANGES

This City of Holyoke, MA Hazard Mitigation and Climate Adaptation Plan will be reviewed and approved on an annual basis by the HMPC and following any major disasters. All updates and revisions to the plan will be tracked and recorded in the following table. This process will ensure the most recent version of the plan is disseminated and implemented by the City.

Table 1. Summary of Changes

[illegible]

CHAPTER 1. INTRODUCTION

The Federal Emergency Management Agency (FEMA) defines hazard mitigation per the Code of Federal Regulations (CFR) 44 Section 201.2 as “any **sustained** action taken to reduce **or eliminate** the **long-term risk** to human life and property from hazards.”

The “Disaster Mitigation Act (DMA) 2000 (Public Law 106-390)¹ provides the legal basis for FEMA mitigation planning requirements for State, local and Indian Tribal governments as a condition of mitigation grant assistance. DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need for State, local, and Indian Tribal entities to closely coordinate mitigation planning and implementation efforts.”²

The City of Holyoke developed this plan update as part of an ongoing effort to reduce the negative impacts and costs from damages associated with natural hazards such as nor’easters, floods, and hurricanes. This plan meets the requirements of the DMA 2000. More importantly, the plan was created to reduce loss of life, land, and property due to natural hazards that affect the City of Holyoke. It is difficult to predict when natural hazards will impact the planning area, but it is accurate to say that they will. By implementing the mitigation actions listed in this plan, the impact of natural hazards will be lessened.

Local Hazard Mitigation Plans (HMPs) must be updated at least once every five years to remain eligible for FEMA hazard mitigation project grants. A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five (5) years to continue to be eligible for mitigation

project grants. Because the 2016 edition of this plan has expired, grant eligibility has lapsed.

PURPOSE OF THE PLAN

The purpose of the Local HMP is to provide the City of Holyoke with a comprehensive examination of all natural hazards affecting the area, as well as a framework for informed decision-making regarding the selection of cost-effective mitigation actions. When implemented, these mitigation actions will reduce the City’s risks to natural hazards.

This plan is a result of a collaborative effort between City of Holyoke departments and divisions. Throughout the development of the plan, the Hazard Mitigation Planning Committee (HMPC) consulted the public and key stakeholders for input regarding identified goals, mitigation actions, risk assessment, and mitigation implementation strategy. A sample of key stakeholders who participated include Holyoke Gas & Electric and Holyoke Water Works.

GUIDING PRINCIPLES FOR PLAN DEVELOPMENT

The HMPC adhered to the following guiding principles in the plan’s development.³

- Plan and invest for the future.
- Collaborate and engage early.
- Integrate community planning.

This HMP update meets the requirements outlined 44 CFR § 201.6(d)(3). These requirements are included in the plan in the blue call-out boxes, like the one below.

A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

¹ Disaster Mitigation Act of 2000, Pub. L. 106-390, as amended

² Disaster Mitigation Act of 2000. <https://www.congress.gov/106/plaws/publ390/PLAW-106publ390.pdf>

³ Federal Emergency Management Agency. (April 19, 2022). Local Mitigation Planning Policy Guide, p.13.



The orange call-out boxes like the one presented below are definitions taken from the Federal Emergency Management Agency Local Policy Guide, April 2023. These are included throughout the plan for reference and explanation.

COMMUNITY RESILIENCE is the ability of a community to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. Activities such as disaster preparedness (which includes prevention, protection, mitigation, response and recovery) and reducing community stressors (the underlying social, economic and environmental conditions that can weaken a community) are key steps to resilience.¹

The HMPC prioritized mitigating impacts of climate change, mitigating risk to vulnerable communities, and protecting the built environment both today and in the future.

The HMPC identified the following list of hazards to profile:

- Drought
- Earthquakes
- Extreme Temperatures
- Flooding from Dam Failure or Overtopping

- Flooding from Precipitation
- Hurricanes/Tropical Storms
- Invasive Species
- Landslides
- Severe Weather
- Severe Winter Storms
- Tornadoes
- Wildfires or Brush Fires

MITIGATION STRATEGY

C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))

The hazard mitigation strategy is the culmination of work presented in the Planning Area Profile (Chapter 2), Risk Assessment (Chapter 4), and Capability Assessment (Chapter 5). It is also the result of multiple meetings and sustained public outreach. The HMPC developed the goals shown below. The goals from the previous *City of Holyoke Natural Hazards Mitigation Plan Update* (the “previous HMP”) dated 2016 and the Community Resilience Building Workshop: Summary of Findings – Municipal Vulnerability Preparedness (the “MVP report”) dated 2018 were revised to develop this current

Ensure that critical facilities are resilient, with special attention to shelters and cooling centers.

Address risks associated with extreme heat events, especially as they interact with other hazards.

Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency and severity of floods and heightens dam-related risks.

Reduce losses from other hazards.

Invest in resilient corridors to ensure that people and services are accessible during floods and that development is resilient over the long term.

Figure 1. Goal Statements for Holyoke



list. Specifically, the 2016 edition of this Hazard Mitigation Plan included one goal statement: **“To minimize the loss of life, damage to property, and the disruption of governmental services and general business activities due to the following hazards: flooding, severe snow-storms / ice storms, severe thunderstorms, hurricanes, tornadoes, wildfires, brushfires, earthquakes, dam failures, drought, and extreme temperatures.”** The five new goal statements help separate the more urgent climate-driven hazards (extreme heat and flooding) into their own goal statements.

Goals are further addressed in Chapter 6: Mitigation Strategy. The goals are considered “broad policy-type statements”⁴ that represent the long-term vision for mitigating risk to natural hazards in the city of Holyoke.

LAND USE AND DEVELOPMENT

CHANGES IN DEVELOPMENT

E1. Was the plan revised to reflect changes in development? (Requirement §201.6(d)(3))

The City of Holyoke has not experienced significant new development in the city center during the time since the previous edition of this plan was adopted. Redevelopment continues to be the focus for Holyoke. The cannabis industry is new to Holyoke since the

CHANGES IN DEVELOPMENT means recent development (for example, construction completed since the last plan was approved), potential development (for example, development planned or under consideration by the jurisdiction), or conditions that may affect the risks and vulnerabilities of the jurisdictions (for example, climate change, declining populations or projected increases in population, or foreclosures) or shifts in the needs of underserved communities or gaps in social equity. This can also include changes in local policies, standards, codes, regulations, land use regulations and other conditions.

previous edition of this plan, and several cannabis facilities have been opened in the City in the last few years. These facilities are primarily located in areas that were previously developed, which avoids siting new vulnerable buildings in areas of risk. Baystate Medical Center has experienced some growth, but much of this development has occurred outside areas of risk near Interstate 91.

The City is presently updating its Comprehensive Plan. The planning process kicked off in fall 2024 and has continued into 2025. Because the previous edition of the Comprehensive Plan was adopted in 1999, the update is a key opportunity to set policy for new development, redevelopment, and conservation efforts through the 2030s and perhaps beyond.

The City anticipates that additional redevelopment and intensification of mixed uses could occur in the downtown area. If so, this redevelopment would be either located outside of the area of flood risk associated with the Connecticut River, or in the area protected by the existing flood protection system. Another potential area of redevelopment is the Holyoke Mall, which is located on the east side of Interstate 91 in the Ingleside area, outside of flood risk areas.

In summary, recent development and planned redevelopment in Holyoke is not believed to be increasing the vulnerabilities of the community and the risks to hazards. However, as described more thoroughly in Chapter 4 (Risk Assessment), climate change and projected future conditions may increase the threats posed by multiple hazards. Increasing risks associated with these hazards could result in more frequent and/or more severe impacts to the community and especially those populations considered to be more vulnerable to their effects as also described in Chapter 4. Therefore, many of the City’s current mitigation and resilience-building efforts are focused on protecting existing development in ways that can lead to aggregate decreases in future hazard vulnerability. Specific examples include the many ongoing improvements to stormwater drainage infrastructure, installation of green

⁴ Federal Emergency Management Agency. (2013). *Local Mitigation Planning Handbook*, p. 6.

infrastructure, and community-wide efforts to prevent a loss of tree canopy and reverse past expansions of impervious surface area to decrease threats from flooding, extreme temperatures, and other climate-driven hazards.

PROGRESS IN MITIGATION EFFORTS

E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement §201.6(d)(3))

Priorities in the City have changed somewhat since the previous plan was adopted in 2016. Some priorities are the same (e.g., reducing combined sewer overflows through a variety of methods) but overall, the City is more aware of the impacts of climate change on the increasing risks of pluvial flooding, flooding associated with small streams that are not associated with mapped flood zones, and extreme heat exposure. The City developed an impervious surface management plan in 2020 to help prioritize areas for reducing imperviousness and installing green infrastructure, and additional MVP-funded studies and actions are planned. This HMCAP captures and describes many of these efforts.

The status of each hazard mitigation action from the 2016 edition of the Hazard Mitigation Plan is addressed in Chapter 6 (Mitigation Strategy). The text in this chapter includes a designation of Completed, Completed & To Be Continued, Partially Completed/In Progress, Delayed, or Cancelled with a description. In addition, if the mitigation action has moved forward to this Plan's list of actions that is indicated.

To the extent possible, information from the 2016 edition of this plan was integrated into other City planning mechanisms, specifically incorporating priorities and mitigation actions. Plans developed since 2016 include the Community Resilience Building Summary of Fundings (2018), the Open Space and Recreation Plan (2018), the Day Brook Watershed Action Plan (2019), and the Impervious Surfaces Management Plan (2020).

AUTHORITY AND ASSURANCES

The City of Holyoke will continue to comply with all applicable Federal laws and regulations during the periods for which it receives grant funding, in compliance with 44 CFR 201.6. It will amend its HMP whenever necessary to reflect changes in City, State or Federal laws and regulations, as required in 44 CFR 201.6. The list of applicable laws and regulations the City adheres to is below.

- Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended.
- National Flood Insurance Act of 1968, as amended.
- National Dam Safety Program Act (Pub. L. 92-367), as amended.
- 44 CFR Part 201 Mitigation Planning.
- 44 CFR, Part 60, Subpart A, including § 60.3 Flood plain management criteria for flood-prone areas.
- 44 CFR Part 77 Flood Mitigation Grants¹⁰.
- 44 CFR Part 206 Subpart N. Hazard Mitigation Grant Program.

PLAN ADOPTION

The City of Holyoke will adopt the Plan when it has received “approved-pending adoption” status from the FEMA.

DOCUMENT OVERVIEW

Below is a summary of the City of Holyoke, MA HMP Update chapters, including appendices. The planning process closely adhered to FEMA guidelines and to the intent of those guidelines.

Chapter 2: Planning Area Profile

The Planning Area Profile chapter describes the City of Holyoke including history, population, government, and infrastructure.

Chapter 3: Planning Process

The Planning Process chapter documents the methodology and approach of the hazard mitigation planning process. The chapter summarizes the HMPC meetings and the public outreach process (including public meetings). This chapter guides the reader through



the process of generating this plan and reflects its open and inclusive public involvement process.

Chapter 4: Risk Assessment

The Risk Assessment identifies the natural hazard risks to the City of Holyoke and its residents. The risk assessment looks at current and future vulnerabilities based on land use development including structures and infrastructure. Included in this chapter is a list of critical facilities identified by the HMPC.

Chapter 5: Capability Assessment

The Capability Assessment looks at the City's ability to mitigate risk prior to and following disaster. This chapter is structured around the following four categories: planning and regulatory, administrative and technical, financial, as well as education and outreach. The chapter concludes with information regarding the National Flood Insurance Program (NFIP) and the Community Rating System (CRS).

Chapter 6: Mitigation Strategy

This chapter provides a blueprint for reducing losses identified in the Risk Assessment. The chapter presents the hazard mitigation goals and identifies mitigation actions in priority groupings. Each mitigation action includes essential details, such as City lead, potential funding sources, and implementation timeframe.

Chapter 7: Plan Implementation and Maintenance

The Plan Implementation and Maintenance establishes a system and mechanism for periodically monitoring, evaluating, and updating the City of Holyoke HMP. It also includes a plan for continuing public outreach and monitoring the implementation of the identified mitigation actions.

Appendices

The Appendices includes documentation regarding the planning process, the list of mitigation actions and the *Hazus* Reports.

CHAPTER 2.

PLANNING AREA PROFILE

The City of Holyoke, with a population of 38,238,⁵ is in Hampden County, Massachusetts. Holyoke is defined as a “small, post-industrial mill city” that sits along the Connecticut River.⁶ The City has a land area of approximately 21.2 square miles.⁵ Holyoke is neighbored by Chicopee and Springfield to the east, Westfield, Southampton, and Easthampton to the west, Northampton to the north, and West Springfield to the south as shown on Figure 2. City of Holyoke Base Map In the heart of the Pioneer Valley, Holyoke is about an hour and a half away from Boston, three hours from New York, and only thirty minutes from Bradley International Airport in Connecticut.⁶

Prior to European settlement, the Algonquin and Iroquois tribes hunted and fished in the area that became Holyoke. After English immigrants traveled from Connecticut and settled in nearby West Springfield, they settled in the “Ireland Parish” which became Holyoke in 1735.⁶ Holyoke was incorporated as a town in 1850 and as a city in 1873. The City’s location near the Connecticut River made it an “ideal location” for water-powered industrial development dating back to the mid-1800s.⁶ As a result, Holyoke experienced a sudden increase in population in the early 1900s from immigrant groups seeking job opportunities in the City’s mills.

Land use in the City was originally agricultural. The construction of the railroad in 1845 and the building of the Connecticut River Dam prompted population growth. The Hadley Falls Company owned the Connecticut River Dam and created “the first planned industrial city in the United States,” with gridded streets, factory worker housing, city parks, and lots for grander homes.⁶ During

the Civil War, Holyoke began paper production and at its peak, the mills produced more paper than any other city in the world. This made Holyoke known as “The Paper City.”⁶ Though few mills remain, the infrastructure and architecture are present as a reminder of the City’s past.

Holyoke is governed by a City Council-Mayor form of government which includes an elected Mayor and a 13-member City Council.⁷

PEOPLE

Holyoke has been home to a diverse group of residents due in part to this history of immigration. First, French-Canadian immigrants arrived in the late 1800s, followed by Polish immigrants in the 1890s, German immigrants between 1900 and 1910, in addition to Russian immigrants, Orthodox Jewish immigrants, and Greek immigrants. Since the 1960s, many residents of Puerto Rico have moved to Holyoke, they now make up a significant portion of the population.⁶

As of 2020, 67.5% of the City identified as White, 4.6% identified as Black or African American, 0.5% identified as American Indian and Alaska Native, 0.8% identified as Asian, and 19.1% identified as Two or More Races.⁵ Additionally, 51.7% identified as Hispanic or Latino.⁵ About 5.5% of the population is foreign-born.⁵ There are approximately 15,112 households in Holyoke.⁵ The median household income is \$49,007.⁵ The number of people living below the poverty level is 26%.⁵ Almost 79% percent of the City, aged 25 years or older, is a high school graduate or higher.⁵

The Commonwealth of Massachusetts’ defines “Environmental Justice Populations” as areas of a community where at least one of the following criteria is true⁸:

⁵ “QuickFacts Holyoke city, Massachusetts.” (2020). United States Census Bureau. Retrieved from <https://www.census.gov/quickfacts/fact/table/Holyokecitymassachusetts,US/PST045223>.

⁶ The City of Holyoke Open Space and Recreation Plan. (2019-2025). City of Holyoke, Massachusetts.

⁷ “Government.” (n.d.). City of Holyoke, Massachusetts.

⁸ “Environmental Justice Populations in Massachusetts.” (2024). Commonwealth of Massachusetts. <https://www.mass.gov/info-details/environmental-justice-populations-in-massachusetts>.





Figure 2. City of Holyoke Base Map

1. Annual median household income is 65% or less of the state's annual median household income.
2. Minorities make up 40% or more of the city or town's population.
3. Twenty-five percent or more of households speak English "less than very well."
4. Minorities make up 25% or more of the population *and* the annual median household income of the municipality where the neighborhood is located does not exceed 150% of the statewide annual median household income.

These populations are more vulnerable due to being disproportionately affected by the negative impacts of natural hazards nationwide. The data for identifying Environmental Justice Populations comes from the Executive Office of Energy and Environmental Affairs (EEA) who uses American Community Survey data.⁸

The central and eastern parts of Holyoke fit at least one EJ criterion, which can be seen in Figure 3. Holyoke Environmental Justice Communities The navy-blue areas in the neighborhoods located by the City's eastern boundary and along the Connecticut River mark where the population fits the income, minority, and English isolation EJ criteria.

LAND USE & STRUCTURAL DEVELOPMENT

Holyoke has a variety of land uses that range from rural in the western portion of the City to the more densely developed downtown. The landscape, particularly the Mount Tom-East Mountain ridgeline, has shaped development within the City. Because Holyoke's mountainous landscape limits future growth, the City is focused on redevelopment and infill development within the City's urban core. The ridgeline and the forested land around the City's reservoirs have remained mostly undeveloped. The band of forest that travels north-south is bordered in the west by rural farmland and more suburban residential development. To the east of the ridgeline, densely developed neighborhoods house the majority of the City's residents. Commercial land is concentrated along High Street, Maple Street, Main Street, and Northampton Street. The City is also home to the Holyoke Mall – a major commercial hub. Industry is mostly located along the Connecticut River. Much of

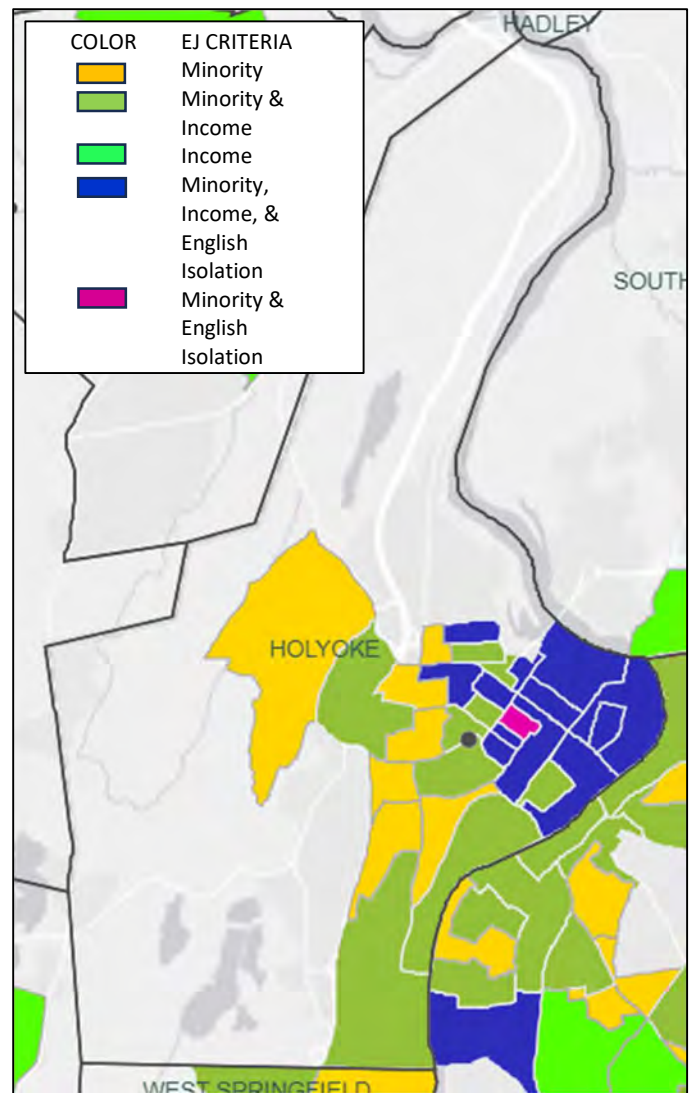


Figure 3. Holyoke Environmental Justice Communities

Holyoke's land is either developed or protected from development, leaving only about 10% of its total acreage open to any future development.⁶

The City has 15 distinct neighborhoods listed below.⁶ A map from the City's recent 2019-2025 Open Space and Recreation Plan shows the location and boundaries of these neighborhoods and is provided below.

1. Churchill
2. Downtown/Prospect Heights
3. Elmwood
4. The Flats
5. Highland Parks



Figure 4. Neighborhoods in Holyoke

6. Highlands
7. Homestead Avenue
8. Ingleside
9. Jarvis Avenue
10. Oakdale
11. Rock Valley
12. Smith's Ferry
13. South Holyoke
14. Springdale
15. Whiting Farms

Holyoke's zoning includes various residential districts, business districts, industrial districts, as well as a Downtown Residential District, Shopping Center District, and Office Park District. The City also has three Water Resource Protection Overlay Districts, a Floodplain Overlay District, an Arts and Industry Overlay District, a Professional Office Overlay District, and a Smart Growth Zoning Overlay District.⁹

NATURAL RESOURCES

Natural resources provide habitats for plants and animals, increase biodiversity, and support various ecosystems while also providing recreational opportunities and access to the natural environment. Natural resources include features such as bodies of water like rivers and wetlands and open space like forests and parks. These features play an important part in maintaining environmental sustainability and life, but they are also threatened by natural hazards and climate change. As a result, they need to be protected and managed to mitigate risk to people and the built environment, prevent irreparable damage to the resources themselves, and lessen the impacts of major threats such as floods or drought.

RIVERS, WETLANDS, AND OTHER WATER BODIES

The most prominent surface water feature in Holyoke is the Connecticut River along the City's eastern boundary. The river flows from its headwaters near Vermont, New Hampshire, and Quebec south into the Long Island Sound. The Connecticut River is said to play "a strong historical, cultural, economic, and recreational role in the life of Holyoke residents."⁶ The Holyoke Dam was constructed across the river and shaped the river's dynamics as well as the City's development. The river is identified as a Category 5 impaired waterbody according to the MA Department of Environmental Protection due to nitrogen loading from Combined Sewer Overflows (CSOs) and agricultural practices present in several cities and towns located along the waterway.⁶

⁹ City of Holyoke Zoning Ordinance (Revised 2023). (2002). City of Holyoke, Massachusetts.

Most of the City lies within the Connecticut River Watershed except for the southwestern corner that drains to the Westfield River. There are also thirteen minor tributary basins in Holyoke. The City has three major reservoirs which include the Ashley Reservoir, McLean Reservoir, and Whiting Street Reservoir in addition to several small ponds.⁶

Wetland resources are located in the City, including approximately 605 acres of Bordering Vegetated Wetlands based on data collected by the Department of Environmental Protection in 2004. Many of the wetlands are in protected open spaces.

AGRICULTURE

Due to the efforts of a “grass-roots community organization” called Nuestras Raíces and the community at large, the City promotes and takes part in community gardening and agricultural skill development across its fourteen community gardens, a community farm, and various training programs. The gardens are located primarily in the urban core and the neighborhood of Ingleside, which also happens to fall within an Environmental Justice community.⁶

FORESTED LAND AND OPEN SPACE

The City of Holyoke has approximately 7,000 acres of forested land that is located primarily along the Mount Tom-East Mountain Range. Much of this forested land is owned by the City, MassWildlife, and the Department of Conservation and Recreation.⁶

In contrast to the band of forest on the ridgeline, Holyoke’s remaining land has relatively low tree cover. As a result, the City has undertaken significant efforts to increase urban canopy cover with the support of the Massachusetts Greening the Gateway Cities program and the Environmental Justice Urban Forestry Challenge Grant that was received in 2013.⁶ This program was funded by the Department of Conservation and Recreation (DCR) and aims to increase tree canopy cover in vulnerable and developed areas.⁶

In addition to the 215-mile New England National Scenic Trail, Holyoke has other recreational open space

amenities available. The Canal Walk is a multi-use trail in the City. The Manhan Rail Trail is a six-mile bike path that connects to the Norwottuck Rail Trail in Northampton. There is also the presence of several parks and fields that the community can access for recreational amenities.⁶

CRITICAL FACILITIES & INFRASTRUCTURE

The Local Mitigation Planning Handbook (FEMA, 2023) explains that “community lifelines are the fundamental services in a community” and that these and other critical facilities “are critical for life safety and the economy. The operation of these lifelines and facilities during and after a disaster is crucial. Their ability to keep functioning affects both the severity of the impacts and the speed of recovery.” When identifying vulnerabilities, it is important to consider both the structural integrity and content value of critical facilities and the effects of interrupting their services to the community.

Critical facilities and infrastructure are considered community lifelines; municipalities rely on these facilities before, during, and after a disaster. Critical facilities and infrastructure are important to identify and manage because of the services and access they provide daily. Mitigating risks related to natural hazards and climate change improves a municipality’s resilience and economic vitality.

WATER & SEWER SERVICE

Holyoke owns high-quality drinking water sources and is one of five communities in Massachusetts with a filtration waiver for treatment. The Holyoke Water Works (HWW) is a City utility company that operates and maintains the municipal water supply as well as its distribution system. The City has a safe yield of 13 million gallons per day (mgd) out of its primary reservoir alone and due to an average daily consumption of about 1.6 million gallons per day, Holyoke has an abundance of drinking water available.⁶

Sewer service in Holyoke is provided for the more densely developed areas of the City. Past expansions of the wastewater treatment plant allowed for increased industrial development in Ingleside and another



residential development in Whiting Farms. Areas that are not serviced by the sewer system are in western Holyoke and a small portion of the Smith's Ferry neighborhood. There are no plans in place to expand the sewer system and therefore people in those areas rely on private septic systems.⁶

The City's sewer system is over 100 years old and approximately two-thirds of the sewer pipeline is combined sewerage and stormwater. Based on data from the PVPC shared in the City's most recent Open Space and Recreation Plan, the system has 14 combined sewer overflow (CSO) locations that discharge a total of 84.4 million gallons of effluent into the Connecticut River annually. The CSOs were meant to prevent the overloading of sewers, pump stations, and the plant during significant stormwater-generating events, but "have been identified as one of the leading causes of contamination in the Connecticut River."⁶

ENERGY

The City has its own municipally-owned utility company known as Holyoke Gas & Electric (HG&E). HG&E has been in service for over a century and serves the City of Holyoke in addition to the neighboring town of Southamptton.¹⁰

HG&E operates a Gas Division that distributes natural gas service to customers. The Division provides service to approximately 9,900 customers in Holyoke and Southamptton. They have 24-hour service operations and receive their gas supply from a connection off the Tennessee Gas Pipeline.¹⁰

HG&E's Electric Division services approximately 18,000 customers. The Division serves its electric load from its own generation assets as well as purchasing electricity from other providers. HG&E's generation assets come from the Hadley Falls Hydroelectric Generators and some smaller hydroelectric units located in the Holyoke Canal System. HG&E has a 40-year Federal Energy Regulatory Commission (FERC) license to own and operate the Dam

and its related assets, which expires in 2038.¹⁰ A fiber optic network is also operated by HG&E.¹⁰

The City of Holyoke is a designated Green Community which is defined as "a municipality in the Commonwealth dedicated to reducing emissions and meeting the criteria of the Green Communities Act."⁶ As such, the City is actively developing sources of renewable energy. HG&E has constructed solar facilities that can serve about 2,900 customers. Holyoke's relatively inexpensive electricity was a "major contributing factor" in its selection to be the location for the Massachusetts Green High Performance Computing Center. The Massachusetts Green High Performance Computing Center is a supercomputing center designed to work in collaboration with regional partners for climate modeling and biotechnology development.⁶

CRITICAL FACILITIES

The term "critical facilities" is often used to describe structures necessary for a community to respond and recover in emergency situations. These facilities often include emergency response facilities (fire stations, police stations, rescue squads, and emergency operation centers [EOCs]), custodial facilities (jails and other detention centers, long-term care facilities, hospitals, and other health care facilities), schools, emergency shelters, utilities (water supply, wastewater treatment facilities, and power), communications facilities, and any other assets determined by the community to be of critical importance for the protection of the health and safety of the population. The adverse effects of damaged critical facilities can extend far beyond direct physical damage. Disruption of health care, fire, and police services can impair search and rescue, emergency medical care, and even access to damaged areas.

The number and nature of critical facilities in a community can differ greatly from one jurisdiction to another, and usually includes both public and private facilities. Each community needs to determine the

¹⁰ "About Holyoke Gas & Electric." (2024). Holyoke Gas & Electric. Retrieved from <https://www.hged.com/about/default.aspx>.



relative importance of the publicly and privately owned facilities that deliver vital services, provide important functions, and protect special populations.

A list of some of the critical facilities in Holyoke is provided in the table below. This list was developed based on the previous edition of the hazard mitigation plan and information in the MVP-funded Community Resilience Building (CRB) plan. This list was reviewed and updated by the HMPC throughout the planning process. In addition, HG&E and HWW were each provided with opportunities to add to the list of critical facilities.

The City of Holyoke has over 100 critical facilities of various types. The essential and lifeline critical facilities include schools, housing establishments, community and emergency services, pump stations, sewer stations, and cable towers. Many critical facilities do not have back-up power; however, the 18 facilities that do are listed in the table below. Appendix A presents the full list of Holyoke's critical facilities. A map depicting the location of these critical facilities can be found on the next page.

Table 2. List of Critical Facilities with Backup Power in the City of Holyoke

Critical Facility	Address
Fire Dept. Headquarters	600 High Street
Fire Station #3	1591 Northampton Street
Fire Station #5	33 Whiting Farms Road
Fire Station #6	640 Homestead Avenue
Holyoke Soldiers Home	110 Cherry Street
Holyoke Medical Center	575 Beech Street
Holyoke Community College	303 Homestead Avenue
Pope John Paul II Center / Mater Dolorosa	25 Maple Street
Dean Technical High School	1045 Main Street
William Peck Middle School	1916 Northampton Street
Loomis House Nursing Ctr.	298 Jarvis Ave.
Mont Marie Child Care Ctr.	34 Lower Westfield Road
Mt. St. Vincent Nursing Home	Holy Family Rd.
Renaissance Manor on Cabot	279 Cabot St.
Buckley Nursing Home	282 Cabot St.

Critical Facility	Address
Holyoke Rehabilitation Center	230 Easthampton Road
Falcetti Towers	475 Maple St
Elmwood Towers	South St

CRITICAL TRANSPORTATION INFRASTRUCTURE

Holyoke has several highways present within the City. Interstate 91 (I-91) runs north-south and has three exits in Holyoke. Interstate 391 (I-391) ends in downtown Holyoke at the south end of High Street. Route 5 travels parallel to I-91 and used to be the major north-south road for the Connecticut River Valley prior to the construction of I-91 in the 1950s. Located outside of the City, but close to its southern boundary, is the Massachusetts Turnpike (Interstate 90) which runs east-west across the Commonwealth. Other roadways include State Route 141 that runs east-west, State Route 116 that runs north-south, and U.S. Route 202 that runs northeast-southeast. These transportation networks connect Holyoke to the greater region.⁶

The City has a redeveloped Holyoke Transportation Center that opened on Maple Street in the downtown in 2010. This is a mixed-use facility that serves as "Holyoke's main transportation hub with transit connections to New England and beyond."⁶ The Pioneer Valley Transit Authority (PVTA) maintains ten bus routes out of the Transportation Center that run throughout Holyoke and into Westfield, Chicopee, Easthampton, Northampton, South Hadley, West Springfield, and Springfield. The Peter Pan Bus Lines also offer intercity services from the Center while the Council on Aging offers shuttle services for senior citizens not able to travel otherwise.⁶

Amtrak utilizes a passenger train station located at the intersection of Dwight Street and Main Street. This train service operates once daily and connects Holyoke to locations as far as Vermont and Washington, D.C. The Pioneer Valley Railroad is also present in the City and operates as a short local line that services industries, warehouses, and facilities between Holyoke and the nearby city of Westfield.⁶

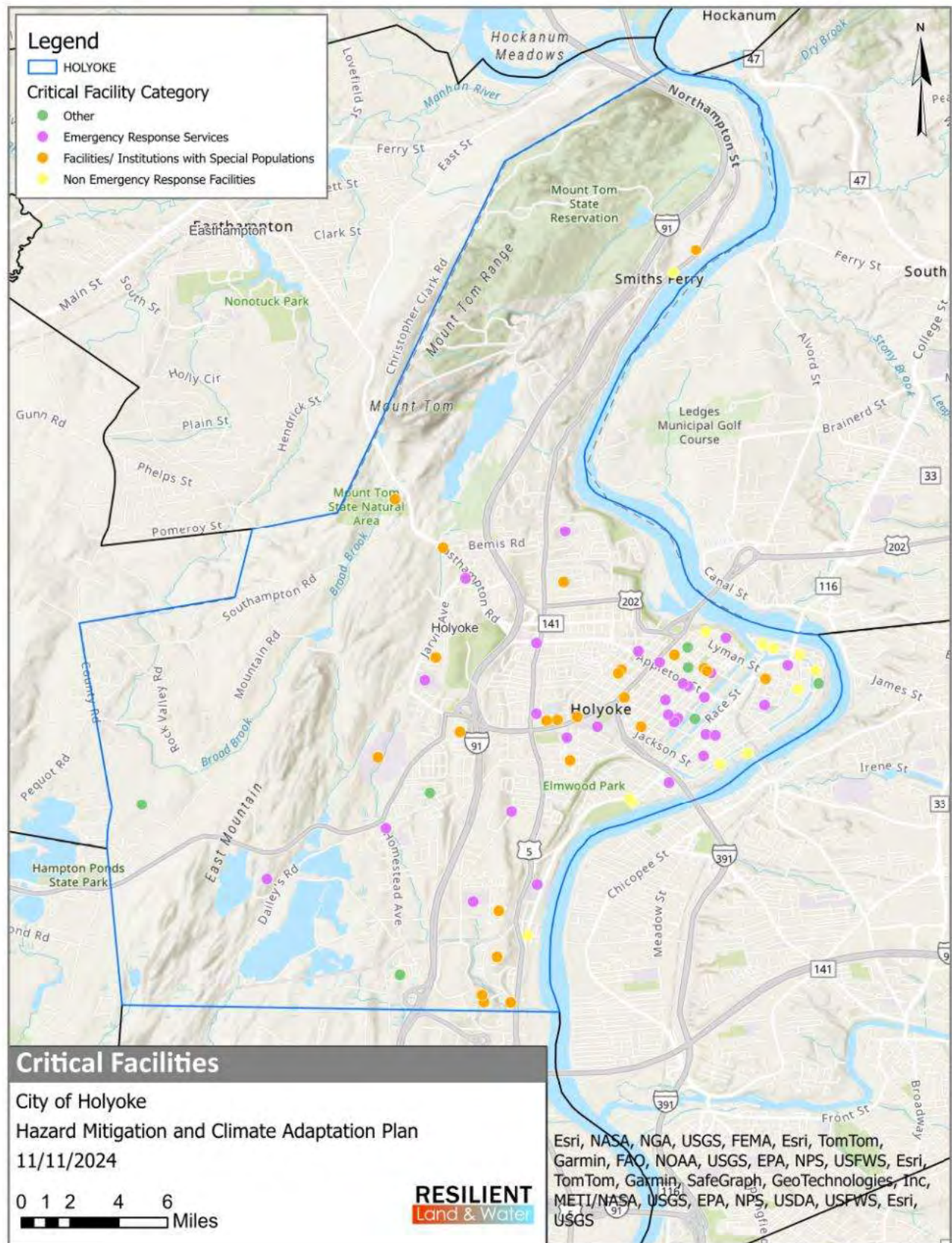


Figure 5. City of Holyoke Critical Facilities

DAMS

According to DCR mapping, 12 dams are located in the City of Holyoke, including the Holyoke Dam which is on the border (the Connecticut River). Five of the dams are identified as Significant or High Hazard. The dams are listed below:

- Ashley Pond Dam
- Clear Pond Dam
- Clear Pond West Dike
- Holyoke Dam
- Lake Bray Dam
- McLean Reservoir Dam
- Neves (Bray) Dam
- Schaeffer Pond Dam
- Whiting Street Reservoir Dam
- William Skinner Lower Pond Dam
- William Skinner Upper Pond Dam
- Zenner Pond Dam

Additional information about dams is provided in the risk assessment chapter of this plan.

ECONOMY

As of 2020, Holyoke's top industries by occupation according to the United States Census include:

1. Educational services, healthcare and social assistance
2. Retail trade
3. Manufacturing.¹¹

HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources shape a community's character and identity while also creating a sense of place for residents and visitors. Many New England cities and towns are home to significant sites and structures that capture the history and heritage of an area. Some resources may date back centuries, such as burial grounds, while others can be more recent, such as newly

designated historic districts. Their importance lies in what they mean to a community and how they represent its people and place. Historic and cultural resources can be at risk due to the negative impacts of natural hazards and climate change. This plan identifies these resources so the HMPC may consider their vulnerability and potential need for mitigation.

Holyoke is home to three historic districts which include the North High Street Historic District, Hadley Falls Company Housing District, and Hampden Park Historic District. There are also seven historic buildings, Pulaski Park, and the Holyoke Canal System that are listed on the National Register of Historic Places alongside the three historic districts.¹² These community resources offer a chance for residents and visitors to connect with Holyoke's nature, history, and heritage.

The City maintains an expansive "Explore Holyoke" webpage that highlights the various attractions available to residents and visitors. Some cultural resources shared on the page include restaurants, shops, studios, art exhibits, dance centers, and more. Many of these sites are open all year-round and capture the unique character of Holyoke alongside its rich cultural history.¹²

To connect with the heritage and history of the City, Holyoke offers historical tours, as well as, resources such as the Wistariahurst Museum, International Volleyball Hall of Fame, Children's Museum at Holyoke, in addition to several historic parks and fields.¹² Scenic landscapes are also present in the City with sites that include the Mount Tom Reservation Area, the Dinosaur Footprints Reservation, Pulaski Park, McNulty Park, the historic Holyoke Canal System located in downtown, and a surplus of views and lookout points.⁶

All these historical and cultural resources must be considered in hazard mitigation planning due to the risk of the City's significant districts, sites, and structures being damaged or threatened by natural hazards and climate change.

¹¹ "Industry By Occupation for the Civilian Employed Population 16 Years and Over ACS 5-Year Estimates." (2020). United States Census Bureau.

¹² "Explore Holyoke." (2024). Explore Holyoke. Retrieved from <https://www.exploreholyokey.com/explore-the-city/>.



CHAPTER 3. PLANNING PROCESS

The planning process was developed in full compliance with the current planning requirements of FEMA per the following rules and regulations:

- Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), as amended by the Disaster Mitigation Act of 2000
- Code of Federal Regulations – Title 44, Chapter 1, Part 201 (§201.6: Local Mitigation Plans)
- Federal Emergency Management Agency Local Mitigation Planning Policy Guide, (Released April 19, 2022, Effective April 19, 2023)
- In addition, the plan was prepared with the suggestions found in the Demonstrating Good Practices Within Local Hazard Mitigation Plans, FEMA Region 1, January 2017.

A1. Does the Plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))

A priority through the planning process was equity, which FEMA defines as the “consistent and systematic fair, just and impartial treatment for all individuals.” This was a central theme throughout the planning process and effort was made to develop an inclusive planning process. The whole community (individuals, communities, private and nonprofit sectors, faith-based organizations, and all levels of government) were given an opportunity to participate.

The planning process for this updated mitigation plan began in August 2024 and concluded in December 2024 (this does not include the months of plan review and adoption). As noted previously, the City developed a Municipal Vulnerability Preparedness (MVP) Program “Community Resilience Building Workshop: Summary of Findings” in 2018 that contributed to the update of the mitigation plan. The table below presents a graphical display of the plan development timeline.

Yoni Glogower, Director of Conservation & Sustainability, facilitated all activities related to the hazard mitigation Plan update and conversion into a climate adaptation plan, including meeting logistics, data gathering, and public outreach. The Consulting Team met with Mr. Glogower on August 27 for a preliminary discussion and then the following week on September 3, 2024 to review

Table 3. Planning Process Schedule

Task	Sep	Oct	Nov - Feb	Mar	Apr
Task 1. Convene Local HMPC	Kick-off Meeting	HMPC Meetings Public Meetings	HMPC Meeting	Public Meeting	
Task 2. Update Hazard Profiles					
Task 3. Update Critical Facility Inventory					
Task 4. Update Mitigation Goals					
Task 5. Update Mitigation Actions					
Task 6. Plan Review, Evaluation, and Implementation			Complete Draft for HMPC Review		
Task 7. Public Review of Draft				Public Review	
Task 8. Review and Approval					Submit Plan to MEMA



the planning process, set the schedule, discuss developing the HMPC, begin collection of GIS data, and begin determining the status of previously identified mitigation actions.

HAZARD MITIGATION PLANNING COMMITTEE

A2. Does the Plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))

The Director of Conservation & Sustainability, Yoni Glogower, developed the Hazard Mitigation Planning Committee (HMPC) and was the point of contact for the Consulting Team. The HMPC included City employees and officials who represented five sectors of the community shown in the table below. A full list of HMPC members is shown in the table after that.

The Office of Planning & Economic Development manages development in the City of Holyoke. The Planning and Community Development Department oversees and is supported by the Planning Board, License Board, Holyoke Redevelopment Authority, Board of Appeals, the Economic Development and Industrial Corporation, Historical Commission, Historic District Commission, and BikePed Committee.

The HMPC met on September 10, 2024 and January 7, 2025. Separate meetings with HG&E and HWW were held on September 25, 2024 and October 24, 2024, respectively. A list of participants at each of these meetings is included in the meeting minutes in Appendix A.

Neighboring communities were provided with direct written correspondence inviting participation. These included the Towns of Easthampton, Southampton, West Springfield, and South Hadley; the Cities of Chicopee and Westfield; and the Pioneer Valley Planning Commission. A copy of the letter is in Appendix A.

Table 4. Sectors of the Community Represented On HMPC.

Sectors of the Community	HMPC Members
Emergency Management	- Emergency Management Director - Training Division Fire Captain (Fire Department) - Fire Chief (Fire Department)
Economic Development	- Director of Planning & Economic Development - Director of Conservation & Sustainability
Land Use and Development	- Assistant Planning Director - Assistant Building Commissioner - Planner
Health and Social Services	Director, Board of Health
Infrastructure	- Director of Public Works - Assistant Superintendent, Electric Division - Environmental Health and Safety Coordinator - Supervisor, Sources of Supply - Stormwater Coordinator

Table 5. HMPC Members.

Last Name	First Name	Title	Affiliation
Glogower	Yoni	Director of Conservation & Sustainability	City of Holyoke
Gates	Miira	Stormwater Coordinator	City of Holyoke



Last Name	First Name	Title	Affiliation
Vega	Aaron	Director of Planning & Economic Development	City of Holyoke
Burkott	Jeff	Assistant Planning Director	City of Holyoke
Kadlewicz	John	Fire Chief	City of Holyoke Fire Dept.
Lagimonier	Kevin	Assistant Building Commissioner	City of Holyoke
Rivers	Tim	Director, Board of Health	City of Holyoke
Rossi	Carl	Director of Public Works	City of Holyoke
Trask	Jeff	Emergency Management Director	City of Holyoke
Vyce	Alex	Planner	City of Holyoke
Rex	David	Training Division Fire Captain	City of Holyoke Fire Dept.
Herlihy	Maggie	Administrative Assistant, Conservation & Sustainability	City of Holyoke
Brouillard	Jeff	Assistant Superintendent, Electric Division	Holyoke Gas & Electric
Perry	Chris	Environmental Health & Safety Coordinator	Holyoke Gas & Electric
Smith	Matt	Supervisor, Sources of Supply	Holyoke Water Works

During the kickoff meeting of September 10, 2024, Mr. Glogower welcomed attendees and the consultant presented slides to review the purpose and need for hazard mitigation plans, and nationwide changes since the City's last planning process was completed in 2016. The consultant then reviewed the general scope of work for updating the HMP, including the components of an HMP and the general planning process. The consultant also discussed the optional tasks selected by the City for the hazard mitigation planning effort which include developing a more direct linkage between the HMP and MVP goals and including high hazard potential dam (HHPD) goals to ensure the City is eligible for HHPD program benefits.

The consultant then reviewed some of the technical information that will be incorporated into the plan. This included a comparison of the hazards that will be in the HMP update and how these compare to the hazards identified in the statewide ResilientMass Plan (2023) and the City's previous MVP planning effort. A comparison to the unique climate driven impacts that are region specific in Massachusetts was also presented. In particular, the consultant noted that the potential impact of extreme storms and power outages on vulnerable populations, noted in the Massachusetts

Climate Change Assessment for Connecticut River Valley region of Massachusetts, will likewise be of concern to Holyoke.

A table of the proposed hazards was then presented with previous occurrences reported in recent years from various sources. The consultant asked participants to note any recent impacts and occurrences attributed with each of the hazards; and then presented the previous strategies and actions from the last hazard mitigation plan to review the status of each.

The consultant then reviewed the public engagement efforts that will occur during the HMP planning process, the schedule for the planning process, and the next steps in the process and what participants can expect. Attendees confirmed that the City Council would need to adopt the HMP update.

The next HMPC meeting, held on January 7, 2025, included sufficient time to receive feedback on the draft document.



PUBLIC OUTREACH

A3. Does the Plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))

The Public Outreach Strategy was designed to involve the whole community in the mitigation planning process. The public was engaged in the planning process during the drafting of the plan and prior to plan approval through three in-person public workshops. The public was also given a chance to look over the plan and provide feedback prior to its review by MEMA or FEMA. The purpose of public engagement was to provide opportunities for public and local stakeholders to be actively involved in the mitigation planning process. In addition, the meetings:

- Generated public interest in Citywide planning.
- Identified vulnerable populations.
- Generated interest in planning for climate-driven hazards.

Each public meeting included a PowerPoint presentation and opportunities for questions and discussion. In addition, Mentimeter was used to facilitate input from meeting participants. This has proven to be an effective tool when engaging people who may not be comfortable speaking up in a virtual meeting. The HMPC participated in each meeting.

Representatives from all community lifelines were included in public engagement efforts. Community lifelines are a driving force behind FEMA's strategic goals for building a culture of preparedness and readying the nation for catastrophic disasters. The eight community lifelines can be a powerful tool for local governments when evaluating risk and developing mitigation actions. The HMPC considered the eight community lifelines when conducting outreach through this planning process. The eight community lifelines and their respective components are shown in the figure below.

Outreach to encourage public participation in the hazard mitigation planning process was conducted via press

release (September 19, 2024), social media, email blasts, provision of fliers at the Comprehensive Plan public workshops (to help build interest across different



Figure 6. Community Lifelines.

planning processes), a verbal introduction from the podium during the Comprehensive Plan public workshop on September 25, 2024, and articles in the local press as noted below. The Connecticut River Conservancy, Council on Aging, One Holyoke, and MA DCR were directly encouraged to participate.

Specific efforts were made to reach underserved communities and socially vulnerable populations. These efforts were led by the Conservation and Sustainability Department, and included provision of messaging and the flier in Spanish as well as direct coordination with One Holyoke.

Information gathered during the public meetings contributed to the plan's development. The first public meeting was held in person at the Holyoke Public Library on October 9, 2024. Two members of the public attended, along with a reporter and a camera operator from WWLP Channel 22. The meeting included a project introduction, explaining what a hazard mitigation plan is, outlining the risk assessment process, sharing mitigation actions, and planning for public review. WWLP developed a news article and posted an interview with the local coordinator on its web site.

The second public meeting was held in person on October 29, 2024 at the One Holyoke community building in the Flats neighborhood. Three members of the public attended. This meeting was preceded by a second news article, this time posted by Masslive.com, on October 24, 2024. The consultant team included a climate practitioner from Puerto Rico to present some of the slides and allow for more meaningful open discussion for attendees whose first language is Spanish.

An internet-based survey was developed and deployed to run concurrently with the kickoff of public involvement in September, the public meetings in October, and continued involvement through November 2024, allowing for sufficient time after appearance of the news articles on October 9 and 24, 2024. A total of five residents participated in the survey. A copy of the survey is included in Appendix A.

The third public meeting was held on March 25, 2025 to review the draft plan, discuss the proposed hazard mitigation and climate adaptation actions, and collect feedback from the public.

Contributions from the HMPC and public engagement impacted the plan in multiple ways. The table below indicates some of the contributions.

LIST OF KEY STAKEHOLDERS INVITED TO PUBLIC MEETINGS

- Members of HMPC
- HG&E
- Holyoke Water Works
- Members of Holyoke Boards
- Council on Aging
- One Holyoke
- Connecticut River Conservancy
- Massachusetts DCR (owner of a dam in Holyoke)

REVIEW OF DRAFT PLAN

The City made the plan available for public review in March 2025. A press release announcing the availability to review the plan was sent and the announcement was posted to the City website. The HMPC sent emails to specific stakeholders in the city, including those listed above.

Table 6. Where Public Engagement Informed the Plan.

Area of the Plan Impacted	Contributions
Risk Assessment	• Described extent of hazard impacts based on previous events. • Offered first-hand insight and experiences of residents. • Assisted with the qualitative review to the risk analysis for determination of the hazard risk ranking.
Capability Assessment	• Explained efforts that the City has undertaken to address natural hazards and climate change. • Described additional needs relative to natural hazards and climate change.
Mitigation Strategy	• Identified hazard mitigation and climate adaptation actions based on their concerns. • Described cascading impacts and connections to other community challenges to help advance other efforts that can reduce risks.



CHAPTER 4. RISK ASSESSMENT

HAZARD IDENTIFICATION

RISK, for the purpose of hazard mitigation planning, is the potential for damage or loss created by the interaction of natural hazards with assets, such as buildings, infrastructure, or natural and cultural resources.

The first step in the risk assessment was to revisit and evaluate the hazards identified for study and inclusion in the City's previous draft hazard mitigation plan. This was a key topic of discussion at the first Hazard Mitigation Planning Committee (HMPC) meeting, along with the consideration of any additional hazards to include in the updated risk assessment. While only natural hazards are required to be addressed by FEMA, other hazards such as technological and human-caused hazards may be included if they are of significant concern to the community and determined to be a mitigation priority.

B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR §201.6(c)(s)(i))

B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does the summary also address NFIP-insured structures that have been repetitively damaged by floods? (Requirement 44 CFR §201.6(c)(s)(ii))

In completing the updated hazard identification process, the HMPC considered the results of the City's MVP report (2018), as well as the "ResilientMass Plan" (2023)¹³ which is the formal update to the 2018 State Hazard Mitigation

and Adaptation Plan (SHMCAP). As a result of this process all hazards from the previous HMP (adopted in 2016) remain in this updated risk assessment. For this updated assessment, some hazards have been consolidated or renamed to be consistent with the ResilientMass Plan, as further described below. The top natural hazards identified in the MVP report are covered in this assessment. Invasive species as a hazard was added to reflect the concern for this becoming a more prevalent challenge with projected climate change; and to ensure that the risk assessment is aligned with the ResilientMass Plan.

All hazards identified in the ResilientMass Plan were carried forward and addressed in this risk assessment, except for coastal hazards which are not applicable due to the City's inland location. To reflect the relationship between natural hazards and changing climate and weather patterns, each of the individual hazards identified for the updated risk assessment have been reorganized and categorized according to their primary interaction with climate change:

- Changes in Precipitation
 - Flooding from Precipitation
 - Flooding from Dam Failure
 - Drought
 - Landslides
- Changing Temperatures
 - Extreme Temperatures
 - Wildfires / Brush Fires
 - Invasive Species
- Extreme Weather Events
 - Hurricanes and Tropical Storms
 - Severe Winter Storms
 - Tornadoes
 - Other Severe Weather
- Non-Climate Influenced Hazards
 - Earthquakes

One "hazard" profiled in the ResilientMass Plan – "changes in groundwater" – is included as appropriate in the flood-related hazard profiles in this plan.

¹³ <https://www.mass.gov/doc/resilientmass-plan-2023>



FEDERAL EMERGENCY DECLARATIONS

The City of Holyoke has been subject to numerous federal disaster declarations along with the entirety of Hampden County. Some of these disaster declarations correspond to regional or statewide emergency declarations in Massachusetts. The table below cross-references the 14 Commonwealth of Massachusetts emergency declarations starting in 2013 with the corresponding federal disaster declarations. All the Massachusetts emergency declarations corresponding

to Holyoke have involved natural hazards addressed in this plan except for the shelter capacity crisis, which is not a natural hazard and not profiled in this plan. Hazards that do not appear in this table (i.e., earthquakes) have not been subject to emergency declarations.

LINK TO MASSACHUSETTS CLIMATE CHANGE ASSESSMENT

The 2022 Massachusetts Climate Change Assessment report¹⁴ was issued in December 2022. This report

Table 7. Massachusetts Emergency Declarations.

Massachusetts Emergency	Start	Termination	Corresponding Federal Disaster Declaration	FEMA Public Assistance Available	Applicable to Holyoke?
Hurricane Lee	9/15/2023	9/17/2023	EM-3599-MA	All counties	Yes
Severe Weather and Flooding	9/11/2023	9/13/2023	DR-4780-MA	Worcester and Bristol counties	No
Shelter Capacity Crisis	8/8/2023	Pending	Not applicable	Not applicable	Yes, but not a natural hazard and not a FEMA declaration for Massachusetts
Severe Winter Storm and Snowstorm	1/28/2022	1/29/2022	DR-4651-MA	Bristol, Norfolk, Plymouth, and Suffolk Counties	No
COVID-19	3/10/2020	5/11/2023	DR-4496-MA & EM-3438-MA	All counties	Yes
Gas Explosion	9/14/2018	10/4/2018	Not applicable	Not applicable	No
Severe Winter Storm and Snowstorm	3/13/2018	3/14/2018	DR-4379-MA	Worcester, Middlesex, Essex, and Norfolk counties	No
Severe Winter Storm and Flooding	3/2/2018	3/3/2018	DR-4372-MA	Essex, Norfolk, Plymouth, Bristol, Barnstable, and Nantucket Counties	No
Winter Storm	2/9/2015	2/25/2015	Not applicable	Not applicable	Yes
Winter Storm	1/26/2015	1/28/2015	DR-4214-MA	Worcester County and eastward	No
Explosions	4/15/2013	4/22/2013	EM-3362-MA	Middlesex, Norfolk, and Bristol counties	No
Winter Storm	2/8/2013	2/13/2013	DR-4110-MA	All counties	Yes
Hurricane Sandy	10/27/2012	11/8/2012	DR-4097-MA; EM-3350-MA	Bristol, Suffolk, and Plymouth counties	No
Severe Storm and Snowstorm	10/29/2011	10/30/2011	DR-4051-MA; EM-3343-MA	Middlesex County and westward	Yes

¹⁴ <https://www.mass.gov/info-details/massachusetts-climate-change-assessment#read-the-report->



provided statements about the impacts of climate change in five sectors within each of seven designated regions of Massachusetts. Holyoke is located in the “Greater Connecticut River Valley region shown in light blue on Figure 7.

The tables below lists the top two or three impacts of climate change in each of the five sectors within this region. The City of Holyoke proposes to incorporate these top climate change impacts in this edition of its plan as outlined below.

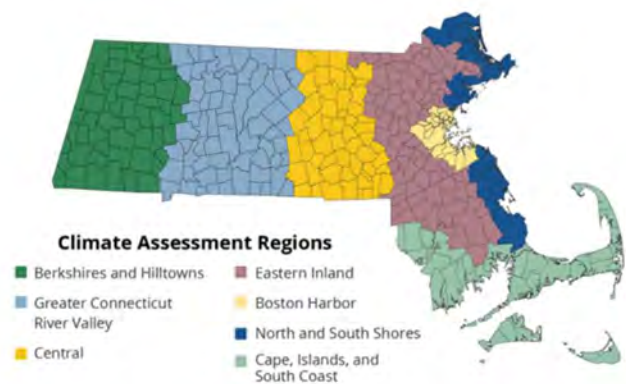


Figure 7. Climate Assessment Regions.

Holyoke is in the Greater Connecticut River Valley Region.

Table 8. Top Impacts of Climate Change per Sector in the Greater Connecticut River Valley Region.

Sector	Top Impacts per Sector	Comments
Human	Reduction in food safety and security	Causes are production and supply chain issues as well as spoilage during outages
	Health effects of extreme storms and power outages	Causes are injuries, food safety, and medical device failure
Infra-structure	Damage to inland buildings	Causes are heavy rainfall and overwhelmed drainage systems
	Damage to electric transmission and utility distribution infrastructure	Causes are heat stress and extreme events
Natural Environ-ment	Shifting distribution of native and invasive species	As changing climate conditions favor certain species
	Freshwater ecosystem degradation	Causes are warming waters, drought, and runoff
	Forest health degradation	Causes are warming temperatures, changing precipitation, extreme storms, and increasing pest occurrence
Governance	Increase in costs of responding to climate migration	Including planning for abrupt increases in local populations
	Reduction in State and municipal revenues	Causes are reduced property tax base due to inland floods
Economy	Decrease in agricultural productivity	As crop yields are impacted by pests, precipitation patterns, extreme weather, and other climate factors
	Reduction in availability of affordably priced housing	Causes are direct damage (floods) and scarcity caused by demand

Table 9. How This Plan Addresses the Top Impacts of Climate Change per Sector.

Sector	Top Impacts per Sector	Approach to Incorporating Impacts
Human	Reduction in food safety and security	Some of the hazards that affect food security (i.e., droughts) are profiled in this plan. However, Holyoke depends on food from other regions, and additional efforts beyond the scope of this plan will be needed to protect food safety and security.
	Health effects of extreme storms and power outages	Extreme storms are profiled in this plan, and power outages are a common effect of multiple hazards. The vulnerability assessment discusses the impact of power outages on vulnerable populations.

Sector	Top Impacts per Sector	Approach to Incorporating Impacts
Infrastructure	Damage to inland buildings	Flooding (and potential changes in flooding due to climate change) is profiled in this plan.
	Damage to electric transmission and utility distribution infrastructure	Severe weather events, floods, and extreme heat events that damage utility systems are hazards profiled in this plan.
Natural Environment	Shifting distribution of native and invasive species	Invasive species are addressed as a hazard profiled in this plan.
	Freshwater ecosystem degradation	Additional efforts in Holyoke beyond the scope of this plan (for example, improving stormwater runoff quality) will be needed to protect freshwater ecosystems.
	Forest health degradation	Extreme heat, severe storms, and invasive species are all addressed in this plan.
Governance	Increase in costs of responding to climate migration	The capability assessment and related mitigation actions will help address increased vulnerabilities due to increased exposure and demands for municipal services.
	Reduction in State and municipal revenues	
Economy	Decrease in agricultural productivity	Extreme temperatures, drought, severe storms, and invasive species are all profiled in this plan.
	Reduction in availability of affordably priced housing	All hazards can potentially reduce the availability of affordably priced housing, and the specific actions for each hazard will help protect housing options and opportunities.

HAZARD PROFILES

The risk assessment for the ResilientMass Plan describes the natural hazards that have the potential to impact the Commonwealth and provides the underlying narrative for this hazard profile for the City of Holyoke. Because this section repeats information from the ResilientMass Plan, some citations have been removed for brevity. The original citations can be found in the ResilientMass Plan.

Profiles have been developed for each identified hazard, organized by primary climate change interaction. Hazard profiles include the following sections: Hazard Description, Location, Previous Occurrences, Extent, Probability of Future Events, and Vulnerability Assessment; these are described in the table below.

To describe previous occurrences, this plan update highlights major events from history but relies primarily on a roughly ten-year lookback (2014 through 2023) ending with any events from the date of plan development (2024). This helps maintain a concise

narrative. Where applicable, narratives about warning times (i.e., floods, heat advisories, and wildfires) are incorporated into the “Extent” subsections.

IMPACTS are the consequences or effects of each hazard on the participant’s assets identified in the vulnerability assessment. For example, impacts could be described by referencing historical disaster damages with an estimate of potential future losses (such as percentage of damage vs. total exposure).

The vulnerability assessment characterizes how hazards have impacted and may impact the different aspects of the community. In the vulnerability assessment subsections, the magnitude and likelihood of a hazard event are evaluated, and impacts are quantified using hazard models. Some hazards, like earthquakes and winter storms, will impact the entire community while other hazards, like floods and landslides, impact specific locations in the community. The areas that could be impacted are defined as the community’s exposure. The

results of the vulnerability assessment are used to help identify mitigation measures the community may take to lessen the impact and better understand their benefits.

Table 10. Hazard Characterization.

Category/Method	Definition
Description	Description of hazard, its characteristics, and potential effects.
Location	Describes geographic areas within the city that are affected by the hazard.
Previous Occurrences	Provides information on the history of previous hazard events for the region, including their impacts on people and property.
Extent	Describes potential strength or magnitude of a hazard. Where possible, extent is described using established scales.
Probability of Future Events	Describes likelihood of future hazard occurrences in the city based on best available and climate-informed science.
Vulnerability Assessment	Describes potential impact on the community, including estimated potential losses and the anticipated effects of climate change.

PRIMARY CLIMATE CHANGE INTERACTION: CHANGES IN PRECIPITATION

Flooding from Precipitation

Nationally, flooding causes more damage annually than any other severe weather event. Flooding in Massachusetts is often the direct result of frequent weather events such as coastal storms, nor'easters, tropical storms, hurricanes, heavy rains, and snowmelt. Increases in precipitation and extreme storm events will result in increased inland flooding. Common types of flooding are described below.

Description

River and Stream Flooding: River and stream flooding often occurs after heavy rain. Areas of the state with high slopes and minimal soil cover (such as found in central Massachusetts) are particularly susceptible to flash flooding caused by rapid runoff that occurs in heavy precipitation events and in combination with spring

snowmelt, which can contribute to riverine flooding. Frozen and/or saturated ground conditions can also contribute to low rainfall infiltration and high runoff events that may result in riverine flooding. Some of the worst riverine flooding in Massachusetts' history occurred because of strong nor'easters and tropical storms in which pre-saturated conditions were a factor. Tropical storms can produce very high rainfall rates and volumes of rain that can generate high runoff when soil infiltration rates are exceeded.

Floodplains are the low, flat, and periodically flooded lands adjacent to rivers, lakes, and oceans. These areas are subject to geomorphic and hydrologic processes. Floodplains may be broad, as when a river crosses an extensive flat landscape, or narrow, as when a river is confined. These areas form a complex physical and biological system that supports a variety of natural resources and flood storage.

Drainage-Related Flooding: Drainage systems are designed to remove surface water from developed areas as quickly as possible to prevent localized flooding on streets and adjacent properties. They make use of a conveyance system that channels water away from a developed area to surrounding streams, bypassing natural processes of water infiltration into the ground, groundwater storage, and evapotranspiration. Increased water runoff due to development and drainage systems that are not capable of conveying high flows can create conditions of overwhelmed drainage systems and cause local flooding. Since drainage systems reduce the amount of time the surface water takes to reach surrounding streams, flooding can occur more quickly and reach greater depths than if there were no urban development at all. In almost any community with some degree of development, basement, roadway, and infrastructure flooding can result in significant damage due to poor or insufficient stormwater drainage.

Ice Jam: An ice jam is an accumulation of ice that acts as a natural dam and restricts the flow of a body of water. A freeze-up jam usually occurs in early winter to midwinter during extremely cold weather when supercooled water and ice formations extend to nearly the entire depth of the river channel. This type of jam can

act as a dam and begin to back up the flowing water behind it. A breakup jam forms as a result of the breakup of the ice cover at ice-out, causing large pieces of ice to move downstream, potentially piling up at culverts, around bridge abutments, and at curves in river channels. Breakup ice jams occur when warm temperatures and heavy rains cause rapid snowmelt. The melting snow, combined with the heavy rain, causes frozen rivers to swell. The rising water breaks the ice layers into large chunks, which float downstream and often pile up near narrow passages and obstructions (bridges and dams). Ice jams may build up to a thickness great enough to raise the water level and cause flooding upstream of the obstruction.

Secondary Hazards: In addition to the direct damage (inundation and/or velocity) to structures and contents by floodwaters, longer term concerns include mold growth in flooded buildings.

The most problematic secondary hazards for flooding are fluvial erosion, riverbank erosion, and landslides affecting infrastructure and other assets located within floodplains. Without the space required along river corridors for natural physical adjustment, such changes in rivers after flooding can be more harmful than the actual flooding. The impacts from these secondary hazards are especially prevalent in the upper courses of rivers with steep gradients, where floodwaters may pass quickly and without much damage, but scour the banks, edging buildings and structures closer to the river channel or cause them to fall in. Landslides can occur following flood events when high flows oversaturate soils on steep slopes, causing them to fail. These secondary hazards also affect infrastructure.

Roadways and bridges are impacted when floods undermine or wash out supporting structures. Dams may fail or be damaged, compounding the flood hazard for downstream communities. Failure of wastewater treatment plants from overflow or overtopping of hazardous material tanks and the dislodging of hazardous waste containers can occur during floods as well, releasing untreated wastewater or hazardous materials directly into storm sewers, rivers, or the ocean. Flooding can also impact public water supplies and the

power grid in similar ways, through inundation and/or erosion.

Location

Heavy rainfall events occur regularly in Massachusetts. As a result, flooding such as riverine and drainage-related flooding affects most of the communities in the Commonwealth, including Holyoke. The waterways of Holyoke include the Connecticut River, Broad Brook, Tannery Brook, Green Brook, and Day Brook. Much of the flooding in the city is associated with these watercourses as well as the Holyoke Canal system which is used for hydropower. Ice jams were not identified as an issue in the previous HMP and are likely not a risk given the stream and river profiles in Holyoke. Therefore, all flood-related hazards except for ice jams (riverine floods, stormwater flooding, dam overtopping) are believed relevant to the City of Holyoke.

“Locally Identified Areas of Flooding” were listed in the previous HMP. They were identified by City staff in 2015-2016 as areas where flooding was known to occur. These areas did not necessarily coincide with the flood zones; some were areas that flood due to inadequate drainage systems, high groundwater, or other local conditions rather than a location within a flood zone. Additional floodprone areas were identified in the MVP report, as well as by City staff during this planning process. The list of floodprone areas is consolidated below; a mention on this list does not necessarily mean that flooding has occurred recently.

Table 11. Locally Identified Areas of Flooding.

Name	Description
Appleton Street	Underpass flooding due to poor drainage.
Broad Brook	Flash flooding along stretches in West Holyoke.
Cabot Street	Overbank flooding and flooding due to poor drainage near First Level Canal, and underpass flooding.
Canal Street	Overbank flooding from Third Level Canal.
Commercial Street	Overbank flooding from First Level Canal and poor drainage.
Connecticut River	Following the 1936 flood, a flood control system was built that



Name	Description
	currently protects 230 acres by levee. Overbank flooding continues along the river frontage in Smith's Ferry above the Holyoke Dam including areas of the Mount Tom power plant, and along a wide strip east of Route 5 in the southeastern corner of the city.
Day Brook	Brook is routed underground in a conduit through the Oakdale, Elmwood, Churchill, and South Holyoke neighborhoods, combining with sewage and stormwater flows and contributing to combined sewer overflows (CSOs) to the Connecticut River at the Holyoke Water Pollution Control Facility. Green infrastructure projects are proposed to reduce inflow to the conveyance system, reduce the potential for localized flooding, and reduce CSOs.
Exit to Main Street from Interstate 391	Overbank flooding from Third Level Canal.
Fairmont Street	Flooding due to poor drainage.
Great Lakes Neighborhood	Frequent location of flash flooding
Green Lane	Frequent location of flash flooding from Green Brook.
Holyoke Canal System	The canals and adjacent lands are subject to flooding in the event of a catastrophic failure of the canal system controls. Stoplog structures needed to be added along the Third Canal during Tropical Storm Irene in 2011 to protect the infrastructure. Isolated flooding occurs regularly along the canals.
Jackson Street	Underpass flooding due to poor drainage.
Longfellow Drive	Frequent location of flash flooding from Green Brook.
Lyman Street	Flooding from poor drainage and overbank flooding from First Level, Second Level, and Third Level Canals

Name	Description
Mosier Street	Underpass flooding due to poor drainage.
Mount Tom Avenue	Flash flooding of unnamed stream at Wyckoff Country Club pond
Sargeant Street	Underpass flooding due to poor drainage.
St. Jerome Avenue	Flooding due to poor drainage.
Skyview Street	Flooding due to poor drainage.
Southampton Road	Flash flooding overwhelms an undersized culvert.
Tannery Brook	Flash flooding between Meadowbrook Road and Whiting Estate on Homestead Avenue
West Franklin Street	Flooding due to poor drainage.

Previous Occurrences

The previous HMP includes a brief description of the Great New England Flood of 1936 which was caused by 22 inches of rain falling over New England in a 14 day period. The Connecticut River crested at 17.4 feet above flood stage in nearby Northampton during this event and resulted in the Congressional Flood Control Act of 1936 that funded flood control projects throughout New England. Beginning in 1938 and ending in 1950, the United States Army Corps of Engineers (USACE) constructed the levee system along the Connecticut River in Holyoke that continues to protect approximately 230 acres in the city from flooding.

As noted earlier, this plan update relies primarily on a roughly ten-year lookback (2014 through 2024). The NOAA Storm Events database¹⁵ for Hampden County lists five flood events impacting the Holyoke area for the period 2014-2023.

Table 12. NCEI Severe Storm Database Entries Covering Floods in Holyoke.

Date	Description
5/23/14	<i>Flash Flood.</i> An upper level disturbance moved across Southern New England, triggering slow moving showers and thunderstorms. A few of these storms produced high rainfall rates, with more than 2 inches falling over a 1-2 hour period. This resulted in areas of flash flooding.

¹⁵ <https://www.ncdc.noaa.gov/stormevents/>

Date	Description
	In Holyoke, underpasses near Sargeant Street were flooded and impassable. Lyman and Canal Streets also were flooded and impassable. A portion of Cabot Street was closed due to flooding, and a car was stuck in water at the underpass on Appleton Street. Damages of \$10,000 were reported divided between Holyoke and Wilbraham.
7/14/16	<i>Flood.</i> An approaching cold front combined with high instability and moisture to produce showers and thunderstorms across much of southern New England. Some of these storms became strong enough to produce wind damage, while heavy rain resulted in some minor flooding. The Cabot Street underpass in Holyoke was closed due to flooding. In addition, one lane of the exit to Main Street off of Interstate 391 was closed. No damages were reported.
6/28/18	<i>Flood.</i> Low pressure from the Great Lakes moved northeast up the St Lawrence Valley. This moved a warm front across Southern New England in the morning, followed by a cold front in the afternoon. These two periods of showers and thunderstorms brought heavy downpours to the region, with rain amounts as high as four and one-half inches reported in parts of Western Massachusetts. In Holyoke, the Sargeant Street underpass was reported flooded and impassable. No damages were reported.
12/21/18	<i>Flood.</i> A storm passing west of Massachusetts brought strong to damaging south winds to Central and Eastern Massachusetts on Friday December 21. The same storm also brought one to four inches of rain. A car was reported trapped in flood waters on St. Jerome Avenue in Holyoke. No damages were reported.
6/28/20	<i>Flood.</i> A mid-level short wave trough combined with an approaching cold front and a warm, humid environment to produce severe thunderstorms and flash flooding across MA and northern RI during the afternoon and evening hours. In Holyoke, flooding was reported at the intersection of Commercial Street and Sargeant Street. No damages were reported.

The United States Department of Agriculture (USDA) declares agricultural disasters¹⁶ as needed for a variety of hazards. The line items related to floods in Hampden County are listed below. The severe precipitation-related flooding of summer 2023 is reflected in this entry.

Table 13. USDA Disaster Events That Refer to Floods.

Year	Event	Event "Begin Dates"
2023	Excessive rain	7/2/23, 7/9/23
2023	Excessive rain and flooding	7/1/23; 7/2/2023
2021	Tropical storm Elsa	7/9/21
2020	Tropical storm Isaias	8/4/20
2018	Excessive rainfall	8/18/18
2018	Excessive rain and moisture	7/17/18

The previous HMP noted that flash flooding tends to occur in Holyoke approximately four times per year. During this planning process, City staff noted that public perception is beginning to shift towards being more concerned about these more frequent but less damaging events.

Extent

The frequency and severity of flooding are measured using a discharge probability, which is the probability that a certain river discharge (flow) will be equaled or exceeded in a given year. Flood studies use historical records to determine the probability of occurrence for the different discharge levels. The flood frequency equals 100 divided by the discharge probability. For example, the "100-year discharge" has a 1 percent chance of being equaled or exceeded in any given year. The "annual flood" is the greatest flood event expected to occur in a typical year. These measurements reflect statistical averages only; it is possible for two or more floods with a 100-year or higher recurrence interval to occur in a short time period. The same flood can have different recurrence intervals at different points on a river.

The 1% annual chance flood is the standard used by most federal and state agencies. It is used by the NFIP to guide

¹⁶ <https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/disaster-designation-information/index>



floodplain management and determine the need for flood insurance. The extent of flooding associated with a 1% annual probability of occurrence (the base flood or 100-year flood) is called the 100-year floodplain, which is used as the regulatory boundary by many agencies. Also referred to as the Special Flood Hazard Area (SFHA), this boundary is a convenient tool for assessing vulnerability and risk in flood-prone communities. The term “500-year flood” is the flood that has a 0.2% chance of being equaled or exceeded each year. Base flood elevations and the boundaries of the 1% annual chance (100-year) and the 0.2% annual chance (500-year) floodplains are shown on Flood Insurance Rate Maps (FIRMs), which are the principal tools for identifying the extent and location of the flood hazard. These flood zones are depicted on the mapping on the next page.

Both the 100-year and the 500-year floodplains are determined based on the recurrence intervals of previous storm events. As a result, the flood maps do not reflect projected changes in precipitation events.

Flooding in Massachusetts is forecast and classified by the National Weather Service (NWS) Northeast River Forecast Center as minor, moderate, or severe based upon the types of impacts that occur. Minor flooding is considered “disruptive” flooding that causes impacts such as road closures and flooding of recreational areas and farmland. Moderate flooding can involve land with structures becoming inundated. Major flooding is a widespread, life-threatening event. River forecasts are made at many locations in the state containing USGS river gauges with established flood elevations and levels that correspond to each of the degrees of flooding.

Due to the pattern of meteorological conditions needed to cause serious flooding, it is unusual for a flood to occur without warning. Flash flooding, which occurs when excessive water fills either normally dry creeks or riverbeds or dramatically increases the water surface elevation on currently flowing creeks and rivers, can be less predictable. However, potential hazard areas can be warned in advance of potential flash-flooding danger. Flooding is more likely to occur due to a rainstorm when the soil is already wet and/or streams are already running high from recent previous rains. NOAA’s

Northeast River Forecast Center provides flood warnings for Massachusetts, relying on monitoring data from the USGS stream gauge network. Notice of potential flood conditions is generally available several days in advance. State agency staff also monitor river, weather, and forecast conditions throughout the year. Notification of potential flooding is shared among state agency staff, including the Massachusetts Emergency Management Agency (MEMA) and the Office of Dam Safety. The NWS provides briefings to state and local emergency managers and provides notifications to the public via traditional media and social networking platforms.

The FEMA flood products and the NWS warning products are applicable to all floods that may occur in Holyoke, as they are used throughout Massachusetts on a routine basis and appropriately characterized previous floods in Holyoke. Recent floods have not been characterized outside of the FEMA flood characterization framework or the NWS watch/warning systems for floods.

Probability of Future Events

Although it can be complex to forecast, scientists expect that there will be an overall increase of precipitation on an annual basis across Massachusetts. It is expected that precipitation patterns will become more variable over time, with fewer days with precipitation, but heavier and more intense events when it does rain or snow. Most areas across the state are expected to have small increases in annual total precipitation, but a substantial change in seasonal precipitation patterns.

Climate change will increase the probability of flooding caused by intense precipitation. The National Climate Assessment and NCEI both project more fall, winter, and spring precipitation as well as more intense precipitation. As noted in the ResilientMass Plan, extreme river flow events are projected to increase, elevating the probability of damaging floods. In addition, smaller flood events are likely to occur more frequently. For example, the current 24-hour 10-year storm (about 3 inches) could double in frequency by 2050 in western and central Massachusetts and triple in frequency in coastal regions.



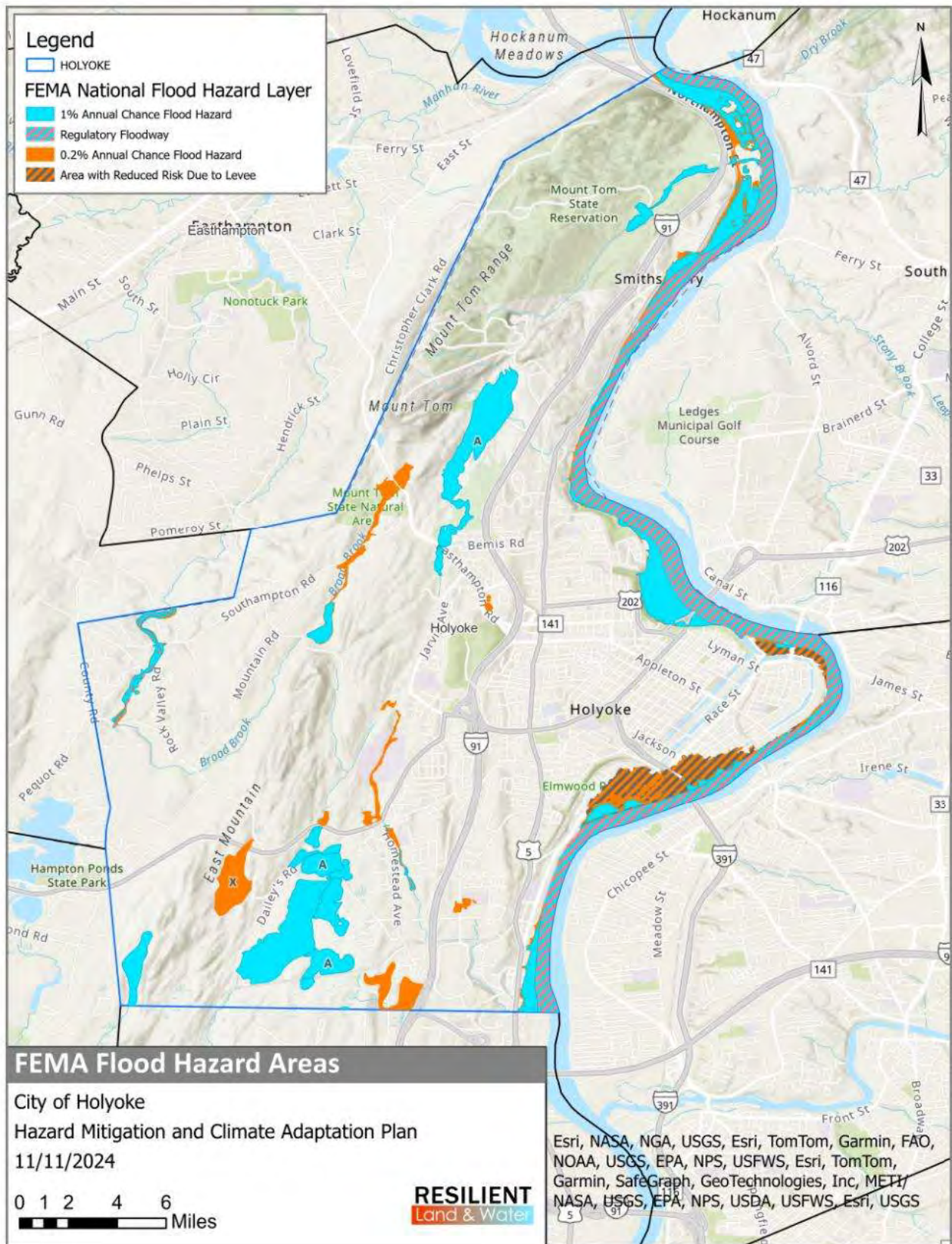


Figure 8. City of Holyoke Mapped Floodplains

Vulnerability Assessment

Exposure

Risks in Holyoke are expressed based on FEMA FIRMs mapping depicting the current mapped floodplains in the city. The effective 1% annual chance floodplain (100-year floodplain, or SFHA) covers about 1,564 acres, or approximately 10.7 percent of the city. Of this acreage, approximately 166 acres are protected by levee, approximately 702 acres are in the mapped floodway, approximately 353 acres are mapped in Zone AE, and the remainder is mapped as Zone A without elevations defined. The mapped 0.2% annual chance (500-Year) floodplain covers an additional approximately 274 acres of the city. Consider the following:

- Three critical facilities are located within a mapped flood zone. These include two wastewater pumping stations and a sewer and stormwater treatment structure. An additional eight facilities (seven related to the wastewater system and one school used as a shelter) are protected by the Connecticut River levee and would be at higher risk of flooding without the levee.
- Approximately 210 parcels include buildings in the 1% annual chance floodplain; the buildings on 146 of those parcels are protected by the levee.
- A total of 17 structures are listed on the National Register of Historic Places in Holyoke, with many of these located in the SFHA.
- There are more than 100 buildings in the floodplain that are part of an environmental justice area, primarily of the “minority and income” and “English isolation” types.

FEMA’s Risk Assessment Software Hazus was used to estimate the potential value of properties in the SFHA. The information in Hazus is current as of the 2020 U.S. Census. Table 14 shows the types of buildings exposed to the 1% annual chance flood and their value for the current floodplain based on Hazus. The number in parentheses shows the total number of buildings and building values for the city.

Table 14. Buildings in 1% Annual Chance Floodplain.

Building Type	Number of Buildings (Total in City)	Building Value (Total in City)
Residential	132 (7,548)	\$1,251 M (\$3,322 M)
Commercial	21 (1,069)	\$944 M (\$2,065 M)
Industrial	22 (228)	\$438 M (\$587 M)
Agricultural	0 (14)	\$3 M (\$6 M)
Religion	2 (102)	\$37 M (\$129 M)
Government	35 (331)	\$236 M (\$391 M)
Education	0 (30)	\$369 M (\$435 M)
Total	212 (9,322)	\$3,279 M (\$6,935 M)

M = Million

The population exposed to the 100-year floodplain is shown in Table 15. The column on the left shows the population in and around the floodplain (wherever the census block overlapped with the floodplain boundary) while the column on the right shows the total population numbers for the city.

Table 15. Population Exposed to 100-Year Floodplain (2020 U.S. Census).

Census Block Demographics	Population in and Adjacent to Floodplain	Total Population
Population	4,467 (11.6%)	38,247
Households	1,934 (12.8%)	15,112
Population in EJ Zone (Census Block Group)*	9,182 (30.8%)	29,853 (80.1%)

*Mass. Office of Energy and Environmental Affairs, 2022

In addition to the 100- year floodplain, stormwater has the potential to cause localized flooding. As noted above, areas that experience road flooding include Appleton Street, Cabot Street, Fairmont Street, Jackson Street, Lyman Street, Mosier Street, Sargeant Street, Saint Jerome Avenue, Skyview Street, and West Franklin Street.

As noted above, only wastewater system components are within mapped floodplain areas not protected by the levee. These components are reportedly designed to not be impacted by floodwaters.



Built Environment Impacts

To identify built environment impacts to the city, FEMA's risk assessment software (Hazus) was implemented. A "Level 1" analysis was run for Holyoke using the default data. The economic loss results of the 100-year event are shown in **Table 16**, and the economic loss of the 500-year event are shown in Table 17. Building Loss for the 500-Year Flood Scenario.

Table 16. Building Loss for the 100-Year Flood Scenario.

Loss Type	Residential (\$Million)	Commercial (\$Million)	Other Occupancy (\$Million)	Total (\$Million)
Building Loss	11.09	15.83	37.00	63.92
Content Loss	7.05	47.16	116.49	170.70
Business Inv. Loss	0.00	11.69	11.73	23.42
Business Inc. Loss	0.61	48.30	14.12	63.02
Business Rel. Loss	6.76	18.09	15.74	40.59
Rental Income Loss	7.09	12.70	4.69	24.47
Wage Loss	1.44	54.78	182.29	238.51
Total	34.04	208.54	382.05	624.63

Table 17. Building Loss for the 500-Year Flood Scenario.

Loss Type	Residential (\$Million)	Commercial (\$Million)	Other Occupancy (\$Million)	Total (\$Million)
Building Loss	24.26	30.03	61.93	116.22
Content Loss	14.40	88.79	209.86	313.05
Business Inv. Loss	0.00	20.56	21.42	41.98
Business Inc. Loss	0.76	71.13	20.46	92.34
Business Rel. Loss	10.34	26.84	21.56	58.75
Rental Income Loss	10.28	19.00	6.25	35.52
Wage Loss	1.81	76.80	247.96	326.57
Total	61.85	333.15	589.33	984.43

Hazus estimated that 178 buildings would be impacted by the 100-Year flood, with two schools suffering at least

moderate damage resulting in loss of use. Under the 500-Year flood, Hazus estimated that 292 buildings would be impacted, with 4 schools suffering at least moderate damage and 3 schools experiencing loss of use.

FEMA's National Risk Index (NRI) uses national models to estimate annualized losses to census tracts due to natural hazards. Summing the estimated flooding damages by census tract in Holyoke, the City's Average Annual Loss (AAL) to riverine flooding is calculated to be \$49,156.

Climate change will increase the probability and magnitude of flood impacts to the built environment. Future floodplains may be larger than the current FEMA modeled floodplain and new development, including the Enclave development should consider these projected conditions. These new developments may cause additional stormwater issues which should be considered too.

Population Impacts

The City should be aware that senior and low-income segments of Holyoke's population may be more vulnerable to hazard events due to multiple factors. Senior and low-income populations may be physically or financially unable to react and respond to a hazard event and require additional assistance. Access to information about the hazard event may be lacking, as well as access to transportation in the case of an evacuation. The location and construction quality of housing can also pose a significant risk. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence. Finally, as the City is aware, much of the population exposed to the floodplain include non-English speakers.

Using the Hazus software, the 100-year flood scenario results showed that there would be approximately 1,186 displaced households and 850 people seeking temporary shelter in public shelters. Under the 500-year flood scenario, the Hazus results showed that there would be an estimated 1,613 displaced households and 1,132 people seeking temporary shelter in public shelters.

Climate change will increase the probability and magnitude of flood impacts to the population. Future floodplains may be larger than the current FEMA modeled floodplain and new development should consider these projected conditions. Vulnerable populations should be considered when development near the current floodplain is planned.

Environment Impacts

Hazus estimated that 827 tons of finishes (dry wall, insulation, etc.) debris would be generated by the 100-Year flood requiring approximately 34 truckloads to remove. Under the 500-Year flood, Hazus estimated that 2,195 tons finishes debris would be generated along with 7 tons of structural (wood, brick, etc.) and 6 tons of foundation (concrete slab, concrete block, rebar, etc.) debris for a total of 2,208 tons of debris. This would require an estimated 89 truckloads to remove.

One of the major environmental impacts of a major flood would be the potential release of hazardous materials. According to EPA's Toxic Release Inventory (TRI) database, three buildings containing hazardous materials are found in the floodplain including machinery and paper industries.

Climate change will increase the probability and magnitude of flood impacts which may include environmental impacts due to hazardous materials release. Facilities which contain hazardous materials should be considered when new development is planned.

Problem Statements for Flooding

Problem statements summarize risk and vulnerability and are included following each hazard profile. The problem statements were developed to bridge the gap between identified hazard and development of the mitigation actions. Problem statements are included in each hazard profile section. The problem statements for flooding are presented in the following table.

Table 18. Problem Statements Related to Flooding.

Assets	Problems Associated with Flood
People (including	Older populations in the floodplain may have difficulty evacuating.

Assets	Problems Associated with Flood
underserved communities and socially vulnerable populations)	One school is protected by the flood protection system; this structure is used by vulnerable populations.
Structures (including facilities, lifelines, and critical infrastructure)	Potential exposed structures include the wastewater treatment facility and numerous wastewater pumping stations. The wastewater treatment facility is protected by the flood protection system; the pumping stations and other infrastructure are not believed to be at risk of significant damage from flooding.
Systems (including networks and capabilities)	Road closures may interrupt community systems including the numerous roads. The most concerning is Route 5 which may require significant detours.
Natural, historic, and cultural resources	- According to EPA's Toxic Release Inventory (TRI) database, 3 buildings containing hazardous materials are found in the floodplain. These buildings include paper and machinery industries. - Multiple structures listed on the National Register of Historic Places are located in the floodplain.
Activities that have value to the community	Several road closures and critical facilities impacted by flooding may disrupt community events.

Flooding from Dam Failure or Overtopping

A dam failure can cause severe flash flooding in the potential inundation area downstream, resulting in property damage, loss of life, destruction of infrastructure, environmental damage, and displacement of communities. Dam failure in Massachusetts is often the direct result of severe flooding, but may also be caused by insufficient maintenance, deterioration, landslides, or earthquake damage. Increases in precipitation and extreme storm events over time will result in increased risk of dam failure.

Description

Dam overtopping is caused by floods that exceed the capacity of the dam, and it can occur as a result of inadequate spillway design, settlement of the dam crest, blockage of spillways, and other factors. Overtopping accounts for one-third of all dam failures in the U.S. The two primary types of dam failure are catastrophic failure (characterized by the sudden, rapid, and uncontrolled release of impounded water) and design failure (which occurs as a result of minor overflow events). There are a number of ways in which climate change could alter the flow behavior of a river, causing conditions to deviate from what a dam was designed to handle. For example, more extreme precipitation events could increase the frequency of intentional discharges. Many other climate impacts, including shifts in seasonal and geographic rainfall patterns, could also cause the flow behavior of rivers to deviate from previous hydrographs. When flows are greater than expected, spillway overflow events (often referred to as “design failures”) can occur. These overflows result in increased discharges downstream and increased flooding potential. Therefore, although climate change will not increase the probability of

catastrophic dam failure, it may increase the probability of design failures.

Beaver dams are an additional dam-related concern in many communities like Holyoke. Beaver dams obstruct the flow of water and cause water levels to rise. Significant downstream flooding can occur if beaver dams break. Flooding can also occur upstream of beaver dams, though this type of flooding is addressed in the discussion about flooding earlier in the chapter.

Location

Numerous dams are located in and upstream of Holyoke, as presented on the mapping in the vulnerability section. According to the Massachusetts Office of Dam Safety, there are 12 dams in Holyoke, of which two are high hazard and three are significant hazard. The National Inventory of Dams identifies additional structures along the Holyoke Gas & Electric (HG&E) canals as dams, bringing the total to 16. These are presented on the following table. Dam locations are presented on the figure on the next page.

Table 19. Dams in Vicinity of Holyoke.

Name	Ownership	Hazard Type	How Did the Owner Participate in the Planning Process?
Ashley Pond Dam	Holyoke Water Works	Significant	Directly engaged through the local planning team and also through a separate meeting on October 24, 2024
Clear Pond Dam		Low	
Clear Pond West Dike		Low	
McLean Reservoir Dam		Significant	
Whiting Street Reservoir Dam		High	
Holyoke Dam	Holyoke Gas & Electric	High	Directly engaged through the local planning team and also through a separate meeting on September 25, 2024
Holyoke – Dam Canal System Overflow No. 1		High	
Holyoke – Dam Canal System Overflow No. 2		High	
Holyoke – Dam Canal System Overflow No. 3		Low	
Holyoke – Dam Canal System Overflow No. 4		Low	
Lake Bray Dam	State	Significant	DCR was contacted in September 2024 and the representative explained that this significant hazard dam was not targeted for HHPD funding. As such, direct participation was not needed
Neves (Bray) Dam	Private	N/A	N/A – Not a HHPD
Schaeffer Pond Dam	Private	N/A	
William Skinner Lower Pond Dam	Private	N/A	
William Skinner Upper Pond Dam	Private	N/A	
Zenner Pond Dam	Private	N/A	



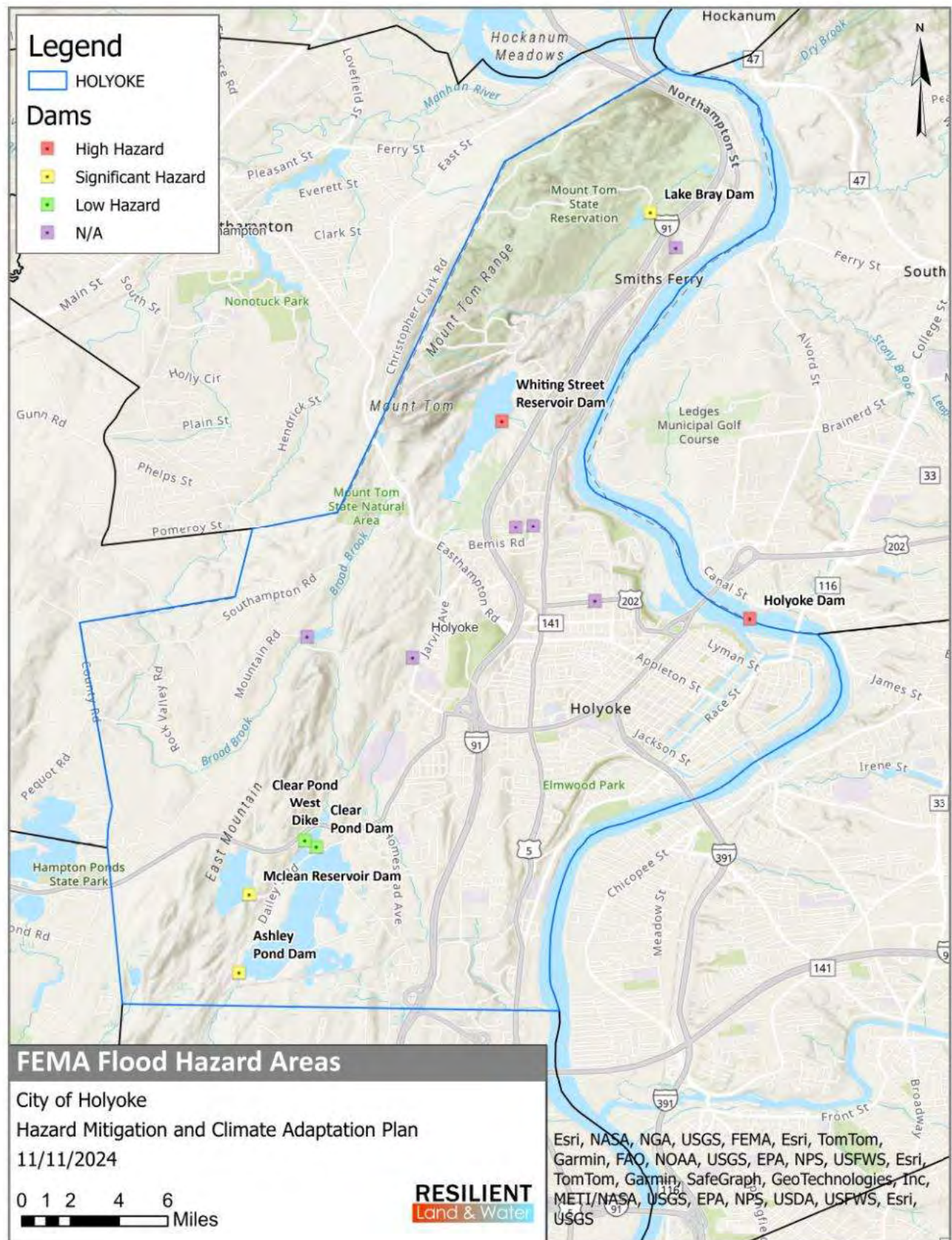


Figure 9. City of Holyoke Dam Locations

Dams upstream of Holyoke with the potential to fail would likely have their inundation areas mitigated by the large storage capacity of the Connecticut River; as such other dams upstream of Holyoke are not listed here.

The Holyoke Water Works (HWW) owns two dams outside of Holyoke that impound the City's drinking water reservoirs. One is considered a high hazard dam and one is a significant hazard dam.

The City of Holyoke maintains dam Emergency Action Plans (EAPs) for its dams where EAPs are required. The general downstream inundation areas that may be subject to flooding due to failure of significant and high hazard dams are noted below:

- The inundation area for the Whiting Street Reservoir dam (High hazard dam) extends downstream to the Connecticut River and includes the generally rural and residential area between the dam and the Connecticut River. This hazard classification represents the potential for loss of life, as well as damage to buildings, roadways, and utility infrastructure.
- The inundation area for the Holyoke Dam (high hazard dam) was mapped most recently in January 2025 by consultants retained by HG&E. Two scenarios were mapped:
 - The "fair weather failure" inundation scenario has the same lateral extent as the Connecticut River floodway. The modeling indicated that the flood wave would not overtop the flood protection systems located in Holyoke, Chicopee, West Springfield, and Springfield, nor would it inundate the 1% annual chance flood zone along the Connecticut River.
 - The "inflow design flood" inundation scenario represents the upper limit for potential inundation consistent with FEMA guidance for mapping inundation areas. The modeling demonstrated inundation occurring in areas presently protected by flood protection systems as follows:
 - This failure would overtop the flood protection system and inundate portions of downtown Holyoke located between the lower canal and the Connecticut River. The lower canal would be flooded, but the middle and upper canals would experience only minor flooding that is mostly constrained to their lateral extents. The inundation area in downtown Holyoke would then merge into the current 0.2% flood zone in southeastern Holyoke.
 - Across the Connecticut River in South Hadley, the South Hadley Falls neighborhood would be flooded including Bridge Street, School Street, Bardwell Street, Main Street, and a few side streets. This is a residential and commercial area.
 - Flooding in Chicopee would overtop portions of the flood protection system, would coincide with the 0.2% flood zone, and would fill in some of the areas between 0.2% flood zones that are presently X zones. This is a very large residential and commercial area, containing some of the more populated parts of Chicopee. The inundation area would then merge into the lower floodway associated with the Chicopee River (one of the primary tributaries of the Connecticut River).
 - Flooding in West Springfield would not overtop the flood protection system, so the area presently would remain at low risk from this failure. On the Westfield River, flooding would extend upstream into the 1% annual flood zone associated with the Westfield River (another major tributary of the Connecticut River). These floodplain areas are used for agricultural and other non-intensive uses and therefore are largely undeveloped.

- Flooding in Springfield would overtop portions of the flood protection system, would coincide with the 0.2% flood zone, and would fill in some of the areas between 0.2% flood zones that are presently X zones. Portions of downtown Springfield would experience shallow flooding.
- Flooding in Agawam would have the same lateral extent as the 1% and 0.2% flood zones associated with the Connecticut River. These areas are largely undeveloped.
- Flooding in Longmeadow would have the same lateral extent as the 1% flood zone associated with the Connecticut River, constrained to the west side of Interstate 91. These areas are largely undeveloped.
- Under both scenarios, the mapped inundation areas extend downstream along the Connecticut River to the Connecticut state line. The evaluations determined that the vertical increment of the flood wave would be relatively low and would not pose an additional hazard to life or property downstream of the state boundary.
- The inundation areas associated with the Holyoke Dam canal system overflows would potentially affect areas adjacent to the 1st level, 2nd level, and 3rd level canals. FEMA's flood risk mapping for these areas has already accounted for the accreditation associated with the flood protection system and the canal works, and therefore the risks are presumed limited.
- The inundation area for the Lake Bray dam (significant hazard dam) includes the floodplain adjacent to Serendipity Stream flowing northeast to the Connecticut River, as well as potential adjacent areas. Interstate 91, Smiths Ferry Road, and Route 5 may potentially be affected.

- The inundation area for the Mclean Reservoir dam (significant hazard) includes the floodplain to the southeast of the dam leading to Ashley Pond. Mclean Reservoir Road and Daileys Road may potentially be affected.
- The inundation area for Ashley Pond dam (significant hazard) includes the floodplain downstream along Paucatuck Brook and adjacent areas, and likely extends downstream into West Springfield.

The National Inventory of Dams¹⁷ maintains information on dams across the United States, including information on dam conditions. This information is not always up to date but often provides a good indicator of the recent condition of a dam within the last decade. Data for high and significant hazard dams within Holyoke are presented in the following table.

Table 20. Dam Conditions and Downstream Channels

National ID	Dam Name and Downstream Channel	Dam Condition	Dam Condition Date
MA00070	Whiting Street Reservoir Dam – Tributary to Connecticut River	Fair	10/12/22
MA00537	Lake Bray Dam – Serendipity Stream	Fair	7/20/23
MA00539	Mclean Reservoir Dam – Tributary to Ashley Pond	Satisfactory	10/19/23
MA00542	Ashley Pond Dam – Paucatuck Brook	Satisfactory	10/19/23
MA00973	Holyoke – Dam Canal System Overflow No. 1 – 1 st Level Canal	Satisfactory	4/11/23
MA00973	Holyoke – Dam Canal System Overflow No. 2 – 2 nd Level Canal	Satisfactory	4/11/23
MA00973	Holyoke – Dam Canal System Overflow No. 3 – 3 rd Level Canal	Satisfactory	4/11/23

¹⁷ <https://nid.sec.usace.army.mil/#/>

National ID	Dam Name and Downstream Channel	Dam Condition	Dam Condition Date
MA00973	Holyoke – Dam Canal System Overflow No. 4 – Connecticut River	Satisfactory	4/11/23

The conditions of the FERC-licensed Holyoke Dam and the canal system are not included in the inventory. As these structures are FERC-licensed, they are subject to a separate and closely regulated process for evaluating conditions and infrastructure needs. According to FERC correspondence dated July 30, 2025, minor maintenance is needed in several areas. For example, woody vegetation was found along parts of the dikes associated with overflow structures. Regarding the dam itself, some concrete deterioration was observed at the apron downstream of the spillway, but repairs were ongoing at the time. Repairs to the apron downstream of the bladder dam were planned for later in 2025.

HG&E does not presently believe that structural upgrades to the Holyoke Dam are needed, but assessments related to future conditions along the Connecticut River (and in the watershed) may warrant upgrades that are not yet envisioned.

Previous Occurrences

According to the previous HMP and the HMPC there have been no recent dam failures in Holyoke. Historically, the first incarnation of the Holyoke Dam¹⁸ in 1848 failed during filling of the pool; it was replaced with a second structure a year later.

City staff are aware of dam-related risks but have not experienced a dam breach. The Whiting Street Reservoir Dam spillway was reconstructed recently to add length (approximately 100 feet) and to reduce the water surface elevation approximately 16-inches. The new spillway is designed to pass the probable maximum flood which has improved the condition of the dam.

Dams have been in the news frequently due to severe precipitation events occurring nationwide in the last few years. Events in New England from 2022-2024 include the following:

- The Crosby Pond Dam, a significant hazard dam on Mill Brook in Concord, MA, failed in May 2015. According to the Association of State Dam Safety Officials (ASDSO)¹⁹, the uncontrolled release of the impoundment inundated a heavily traveled road. No one was injured, but the road was closed all day creating significant traffic delay issues.
- The Silica Pond Dam, a significant hazard dam in New Hampshire, was reported by ASDSO as having had a gate/valve failure in July 2022 that resulted in the release of the impoundment. This was not a catastrophic failure but the release of storage was caused by the deterioration and/or poor condition of the outlet valve.
- The George Schnopp Road Pond Dam in Hinsdale, MA breached in October 2022. According to the Hinsdale Hazard Mitigation Plan (2024), significant damage did not occur downstream, but the experience underscored the challenges associated with dams. During the breach, five to ten million gallons of water was released rapidly to the downstream watercourse, flowing into Ashmere Lake. The Town responded with clearing and repair of George Schnopp Road, which was covered in debris and eroded partially by the flooding.
- Five dam failures were reported by ASDSO as occurring in Vermont on July 10, 2023 following a severe flood event. These included the Clarks Sawmill Dam, a low hazard dam on the Winooski River which fully failed; the Hands Mill Dam, a significant hazard dam on the Jail Branch River which fully failed; the Lyons Pond Dam, a low hazard dam on Burndt Meadow Brook which fully failed; the Quinn Lower Dam, a low hazard dam on Homer Stone Brook which fully failed; and the

¹⁸ https://en.wikipedia.org/wiki/Holyoke_Dam

¹⁹ <https://www.damsafety.org/incidents>



South Woodbury Pond Dam, a significant hazard dam on a tributary to Sabin Pond which partially breached. Several of these dams were reportedly remote and failure only discovered several days following the failure.

- A dam overtopped at Barrett Park Pond Dam in September 2023 in Leominster, MA resulting in downstream evacuations and emergency repairs. Floodwaters downstream caused damage to roads and properties.
- A partial dam breach on the Yantic River occurred in January 2024 in Bozrah, Connecticut, resulting in evacuations downstream in the Town of Bozrah and the City of Norwich.

During this planning process, the HMPC did not identify any concerns about high or significant hazard dams at this time. The condition of all such dams are rated fair or better as noted in the table above.

According to the previous HMP (2016), beaver activity has been increasing over the past decade, resulting in the flooding of wetland areas. Impacts have included flooding of wells, septic systems (both from flooding as well as changes in groundwater elevation), lawns, out-buildings, and roadways. The City of Holyoke has worked with property owners to address beaver-related concerns at the O'Connell/Kelly Way areas, in the vicinity of People's Bank on Whitney Avenue, and on Kelly Way near Broad Brook.

Extent

Many dams in Massachusetts were built in the 19th Century without the benefit of modern engineering design and construction oversight. Dams can fail because of structural problems due to age and/or lack of proper maintenance. Dam failure can also be the result of structural damage caused by an earthquake or flooding brought on by severe storm events. The Massachusetts Department of Conservation and Recreation (DCR) is the agency responsible for regulating dams in the state (M.G.L. Chapter 253, Section 44, and the implementing regulations 302 CMR 10.00). The DCR was also

responsible for conducting dam inspections until 2002, when state law was changed to place the responsibility and cost of inspections on the owners of the dams. In accordance with the new regulations, which went into effect in 2005, dam owners must register, inspect, and maintain dams in good operating condition. Owners of High Hazard Potential dams and certain Significant Hazard Potential dams are also required to prepare, maintain, and update EAPs. The state has three hazard classifications for dams:

1. High Hazard Potential: Dams located where failure or improper operation will likely cause loss of life and serious damage to homes, industrial or commercial facilities, important public utilities, main highways, or railroads.
2. Significant Hazard Potential: Dams located where failure or improper operation may cause loss of life and damage to homes, industrial or commercial facilities, secondary highways or railroads or cause interruption of use or service of relatively important facilities.
3. Low Hazard Potential: Dams located where failure or improper operation may cause minimal property damage to others. Loss of life is not expected.

According to FEMA²⁰, hazard potential classification systems vary between certain states and federal agencies. However, the Massachusetts dam hazard classification system is consistent with the federal dam hazard classification system (Low, Significant, and High).

Owners of dams are required by DCR to hire a qualified engineer to inspect and report results using the following inspection schedule:

- High Hazard Potential dams – 2 years
- Significant Hazard Potential dams – 5 years
- Low Hazard Potential dams – 10 years

The time intervals represent the maximum time between inspections. More frequent inspections may be performed at the discretion of the state. Owners of High

²⁰ https://www.fema.gov/sites/default/files/2020-08/fact-sheet_dam-awareness.pdf



Hazard Potential dams and certain Significant Hazard Potential dams are also required to prepare, maintain, and update EAPs. Dams and reservoirs licensed and subject to inspection by the Federal Energy Regulatory Commission (FERC) are excluded from the provisions of the state regulations provided that all FERC-approved periodic inspection reports are provided to the DCR. FERC inspections of high and significant hazard projects are conducted on a yearly basis. All other dams are subject to the regulations unless exempted in writing by DCR. City staff noted the importance of coordination between the City, dam owners, and the Office of Dam Safety for securing funding for dam inspections and repairs to ensure proper maintenance.

According to FEMA²⁰, the common dam failure modes include those in the following table. Any of these failure modes could result in an uncontrolled downstream release of water with potential downstream consequences.

Table 21. Dam Failure Modes

Failure Type	Description
Seepage and Piping	Seepage and piping can cause internal erosion within the dam that can erode embankment or foundation materials and lead to dam failure. Evidence of piping is generally detected at the location of seepage discharge.
Overtopping (hydrologic failure)	Overtopping can cause erosion and head-cutting of embankment materials and can lead to dam failure.
Deformation	Deformation is caused by differential settlement; transverse or longitudinal cracking; or slope instability, slumps, or other slope failures. Deformation can provide a path for seepage through the dam and lead to failure. Low areas in the crest of the dam can make the dam more vulnerable to overtopping.
Liquefaction	Liquefaction can occur when the strength and stiffness of a saturated soil is reduced by earthquake shaking or other rapid loading. The weakened soil can cause the collapse of the dam.
Concrete failure	Concrete failure, structural cracking, broken masonry, and offsets at joints can lead to sudden failures.

Failure Type	Description
Neglected maintenance and deterioration	Neglected maintenance and deterioration can leave a dam vulnerable to several failure modes: - Missing riprap can leave areas of an embankment unprotected and vulnerable to erosion from wave action or head-cutting during overtopping events. - Woody vegetation growing on a dam can interfere with effective dam safety monitoring. Uprooted trees can create large voids in the embankment, and roots can create preferred seepage paths, causing internal erosion problems. Vegetation can also block spillways. - Animal burrows in the embankment can cause preferred seepage paths. Livestock activity can damage embankment slopes and increase erosion potential. - Malfunctioning gates, conduits, or valves can reduce discharge capacity and cause the dam to overtop, which could lead to failure.
Other	Other problems that can leave a dam vulnerable to failure include outdated designs; hydraulically inadequate spillways; and damage from vandalism, cyber-attacks, or terrorism.

NOAA's Northeast River Forecast Center provides flood warnings for Massachusetts, relying on monitoring data from the USGS stream gauge network. Notice of potential flood conditions is generally available several days in advance, with the exception of flash flood warnings which can be issued only hours before a flood. State agency staff also monitor river, weather, and forecast conditions throughout the year. Notification of potential flooding is shared among state agency staff, including the MEMA and the Office of Dam Safety. The NWS provides briefings to state and local emergency managers and provides notifications to the public via traditional media and social networking platforms.

Flooding in Massachusetts is forecast and classified by the NWS Northeast River Forecast Center as minor,

moderate, or severe based upon the types of impacts that occur. Minor flooding is considered “disruptive” flooding that causes impacts such as road closures and flooding of recreational areas and farmland. Moderate flooding can involve land with structures becoming inundated. Major flooding is a widespread, life-threatening event. River forecasts are made at many locations in the state containing USGS river gauges with established flood elevations and levels that correspond to each of the degrees of flooding. Typically, dam EAPs are triggered by NWS forecasts above a certain precipitation level or by the level of potential flooding that may occur in the watershed above the dam.

Due to the pattern of meteorological conditions needed to cause serious flooding, it is unusual for a flood to occur without warning. Flash flooding, which occurs when excessive water fills either normally dry creeks or riverbeds or dramatically increases the water surface elevation on currently flowing creeks and rivers, can be less predictable. However, potential hazard areas can be warned in advance of potential flash-flooding danger. Flooding is more likely to occur due to a rainstorm when the soil is already wet and/or streams are already running high from recent previous rains.

At the present time, the NWS utilizes the flood advisory, watch, and warning products for dam-related hazards. Specific warnings are used as needed to augment these messages when a dam failure could occur. In Massachusetts, EAPs must include a “procedure for warning downstream residents if failure of the dam is imminent.” Therefore, the use of the word “imminent” is often incorporated into specific dam-related messages from local emergency managers.

In Holyoke, the City issues messages according to the approach outlined in its EAPs. The example below is for the Whiting Street Reservoir dam:

- A table and examples of potential emergency situations is provided to assist the local officials in

determining the potential emergency level of the situation:

- Level 1: Non-emergency, unusual event, slowly developing
- Level 2: Potential dam failure situation, rapidly developing
- Level 3: urgent, dam failure is imminent or in progress
- Based on the emergency level, a communication protocol is activated using a phone tree, which depending upon the situation may include mitigation actions, road closures, and evacuation procedures.

Although other EAPs were not examined, the City believes that the above approach is generally representative of the response for other dams in the community.

The protocols from the EAPs that are described on this page are provided solely for informational purposes. For a potential dam overtopping or failure event, the EAP for the specific dam must be consulted. This HMP is not appropriate for emergency response related to dams.

The NWS²¹ is reportedly in the process of developing alternative forecasting tools and processes that will enable River Forecast Center (RFC) and Weather Forecast Office (WFO) forecasters of different skill levels to evaluate the consequences of a potential dam failure in a relatively short period of time. This new project is designed to address the limitations of the current dam inventory data and dam break modeling approaches. Two goals should be achieved with this project: the first is to provide RFC and WFO forecasters access to quality-controlled, up-to-date dam inventory information; and the second goal is to develop a system that will integrate several dam break modeling approaches. Results from these approaches will assist forecasters in selecting the tool that could be most appropriate, given the length of time needed for execution, how quickly the results are needed, and the availability of data.

²¹ https://www.weather.gov/owp/oh_hrl_hsmb_hydraulics_dam_break_analysis



The dam classifications, modes of failure, and warning procedures outlined in this section are presently appropriate for the dams in Holyoke and for dams that could affect Holyoke; and are believed appropriate for future conditions. Response procedures in the EAPs can be revised during any of the routine updates to the EAPs.

Probability of Future Events

According to the previous HMP (2016) and the HMPC, while Holyoke has significant and high hazard dams in the city there have not been any recent reported dam failure events within the city. Furthermore, the Whiting Street Reservoir dam improvements have reduced the overall risk of dam failure at that structure. The probability for a future failure event in the City continues to be low although the impact could be critical due to the potential for significant downstream impacts including deaths.

Although it can be complex to forecast, scientists expect that there will be an overall increase of precipitation on an annual basis across Massachusetts. It is expected that precipitation patterns will become more variable over time, with fewer days with precipitation, but heavier and more intense events when it does rain or snow. Most areas across the state are expected to have small increases in annual total precipitation, but a substantial change in seasonal precipitation patterns.

Climate change will increase the probability of flooding caused by intense precipitation. The National Climate Assessment and NCEI both project more fall, winter, and spring precipitation; additionally, the precipitation will become more intense. As noted in the ResilientMass Plan, extreme river flow events are projected to increase, elevating the probability of damaging floods. In addition, smaller flood events are likely to occur more frequently. For example, the current 24-hour 10-year storm (about 3 inches) could double in frequency by 2050 in western and central Massachusetts.

In light of the above, dam overtopping and failure is anticipated to be a greater risk in the future. This is believed to be the case if dam conditions are static. However, many dams are in need of maintenance, which

can increase risks of failure in the future if these needs are not addressed.

Vulnerability Assessment

Although dams and their associated impoundments provide many benefits to a community, such as water supply, recreation, hydroelectric power generation, and flood control, they also pose a potential risk to lives and property. Dam failure is not a common occurrence, but dams do represent a potentially disastrous hazard. When a dam fails, the potential energy of the stored water behind the dam is instantly released, oftentimes with catastrophic consequences as the water rushes in a torrent downstream flooding an area known as an “inundation area.” The number of casualties and the amount of property damage will depend upon the timing of the warning provided to downstream residents, the number of people living or working in the inundation area, and the number of structures in the inundation area.

The Whiting Street Reservoir and Holyoke Dam EAPs were reviewed for the following discussions. This review was based on the information presented in the EAPs (including the inundation mapping). The HAZUS analysis for flooding in Holyoke (page 30-32) is a reasonable approximation for flooding downstream of dams with inundation areas limited to Holyoke such as Whiting Street and the canal system. It is important to note that detailed loss estimates (for example, using HAZUS) were not conducted for this plan; furthermore, this level of effort was not possible for the uniquely large inundation area downstream from the Holyoke Dam. The effort needed for a detailed quantitative assessment of losses downstream of the Holyoke Dam exceeds typical planning timeframes, as many communities would be involved.

Exposure

Seven dams are located in Holyoke whose failure or overtopping could affect the City. These include four high hazard and three significant hazard dams. While 10 dams are considered to be low hazard or have not been assigned a hazard level, the potential failure of these dams was considered to potentially result in a relatively



minor impact to Holyoke and therefore these dams were not considered in the analysis below.

The dam failure inundation areas in the City of Holyoke associated with dam failure of high hazard dams are described below:

- The Whiting Street Reservoir Dam is a high hazard potential dam. According to the EAP for the dam, the downstream area in Holyoke at risk for inundation from a dam breach under one-half probable maximum flood conditions includes the Whiting Street Pump Station, Interstate 91, Mountain Park Road, Route 5, and two residential structures. The EAP did not suggest that such a dam failure would result in flooding along the Connecticut River or in other parts of Holyoke. Overall, the lateral extent of impacts would be relatively limited.
- Failure of the Holyoke Dam would result in flooding in portions of downtown Holyoke and southeastern Holyoke. The lower canal would be flooded, but the middle and upper canals would experience only minor flooding that was mostly constrained to the lateral extents. The inundation area would be generally consistent with the 0.2% annual chance floodplain in southeastern Holyoke. Downstream communities would experience flooding as well; this description is included above under “Location.”
- Failure of the Dam Canal System Overflow No. 1 or the Dam Canal System Overflow No. 2 would result in flooding in portions of downtown Holyoke adjacent to the 1st Canal, 2nd Canal, and 3rd Canal.

Built Environment Impacts

The impacts to the built environment from failure of the Whiting Street Dam are limited to two structures, a pumping station, and several key roadways like Route 5 and I-91.

The impacts to the built environment from failure of the Holyoke Dam would include thousands of structures of all types (residential, commercial, industrial, and community lifelines such as critical facilities and essential facilities) in Holyoke, South Hadley, Chicopee, West

Springfield, and Springfield; and fewer structures in Agawam and Longmeadow. Portions of Route 5 and I-91 would potentially be flooded in all of these communities.

Impacts to the built environment from failure of the canal system structures would be limited to buildings in downtown Holyoke. The loss estimates associated with flooding in Holyoke (pages 30-32) are a reasonable approximation of the lower range of built environment risks association with failure of canal system structures, as similar areas would be flooded.

Climate change will increase the probability and magnitude of flood impacts from dam failure to the built environment. Future extreme rainfall events may be larger than at present and updated dam breach models should consider these projected conditions.

Population Impacts

The City should be aware that senior and low-income segments of Holyoke’s population may be more vulnerable to hazard events due to a number of factors. Senior and low-income populations may be physically or financially unable to react and respond to a hazard event and require additional assistance. Access to information about the hazard event may be lacking, as well as access to transportation in the case of an evacuation. The location and construction quality of housing can also pose a significant risk. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

The impacts from failure of the Whiting Street Dam and/or the canal system structures are limited to a very small population, as they would not affect large residential areas. However, the small number of residents affected by flooding associated with the canal system are more vulnerable due to language and socioeconomic barriers compared to the City as a whole.

In contrast, the impacts from failure of the Holyoke Dam would include thousands of structures of all types (residential, commercial, industrial, and community lifelines such as critical facilities and essential facilities) in Holyoke, South Hadley, Chicopee, West Springfield, and Springfield; and fewer structures in Agawam and

Longmeadow. Portions of Route 5 and I-91 would potentially be flooded in all of these communities. The population impacted would exceed 100,000 based on census mapping associated with these areas. While any dam failure would be undesirable, this demonstrates that failure of the Holyoke Dam would be an unacceptable situation.

Climate change will increase the probability and magnitude of flood impacts to the population. Future extreme rainfall events may be larger than at present and updated dam breach models should consider these projected conditions to develop larger potential inundation areas. Vulnerable populations should be considered when development near inundation areas is planned.

Environment Impacts

One of the major environmental impacts of a major dam failure would be the potential release of hazardous materials. According to EPA's TRI database, the three facilities in Holyoke storing hazardous materials within the 100-Year floodplain may also be susceptible to the failure of the Holyoke Dam. Hundreds of additional structures with similar risk downstream of the Holyoke Dam could be located in Chicopee, West Springfield, and Springfield.

Climate change will increase the probability and magnitude of flood impacts which may include environmental impacts due to hazardous materials release. The siting of these facilities within potential dam failure inundation areas should be discouraged when new development is planned.

Problem Statements for Dam Failure or Overtopping

The following table presents the problem statements related to dam failure in Holyoke.

**Table 22. Problem Statements
Related to Dam Failure and Overtopping**

Assets	Problems Associated with Dam Failure and Overtopping
People (including underserved communities and	Older populations in potential downstream inundation areas may have difficulty evacuating,

Assets	Problems Associated with Dam Failure and Overtopping
socially vulnerable populations)	particularly in a short time frame.
Structures (including facilities, lifelines, and critical infrastructure)	- Local officials sometimes do not routinely receive copies and updates of EAPs for privately owned dams. Without these documents, it is harder for emergency personnel to characterize the potential downstream risks and prepare for a potential breach event. - When engineered, dam spillways were often designed to pass a discharge for a particular historic storm recurrence interval. As the frequency and magnitude of precipitation events changes, these spillways are becoming undersized relative to their design standard which places downstream areas at increased risk of experiencing inundation from a dam failure.
Systems (including networks and capabilities)	All dams in Holyoke are generally located upstream of roadways and other transportation networks which would be at risk of overtopping or washing out during a dam failure.
Natural, historic, and cultural resources	Several dams are located on state land or on city-owned land whose failure could impact scenic areas and downstream reservoirs.
Activities that have value to the community	Recreation associated with Lake Bray would be impaired if the dam were to experience damage.

Landslides

The term "landslide" includes a wide range of ground movements such as rock falls, deep failure of slopes, and shallow debris flows. The most common types of landslides in Massachusetts include translational debris

slides, rotational slides, and debris flows. Most of these events are caused by a combination of unfavorable geologic conditions (silty clay or clay layers contained in glaciomarine, glaciolacustrine, or thick till deposits), steep slopes, and/or excessive wetness leading to excess pore pressures in the subsurface.

Description

Historical landslide data for the Commonwealth suggests that most landslides are preceded by two or more months of higher-than-normal precipitation, followed by a single, high-intensity rainfall of several inches or more (Mabee and Duncan, 2013). This precipitation can cause slopes to become saturated. Landslides associated with slope saturation occur predominantly in areas with steep slopes underlain by glacial till or bedrock. Bedrock is relatively impermeable relative to the unconsolidated material that overlies it. Similarly, glacial till is less permeable than the soil that forms above it. Thus, there is a permeability contrast between the overlying soil and the underlying, and less permeable, unweathered till and/or bedrock. Water accumulates on this less permeable layer, increasing the pore pressure at the interface, leading to a failure or slide.

Occasionally, landslides occur as a result of geologic conditions and/or slope saturation. Adverse geologic conditions exist wherever there are lacustrine or marine clays, as clays have relatively low strength. These clays often formed in the deepest parts of the glacial lakes that existed in Massachusetts following the last glaciation. These lakes include Bascom, Hitchcock, Nashua, Sudbury, Concord, and Merrimack, among many other unnamed glacial lakes. When oversteepened or exposed in excavations, these vulnerable areas often produce classic rotational landslides.

Landslides can also be caused by external forces, including both undercutting (due to flooding or wave action) and construction. Undercutting of slopes during flooding or coastal storm events is a major cause of property damage. Streams and waves erode the base of the slopes, causing them to oversteepen and eventually collapse.

USGS provides the [graphic on the next page](#) to depict different types of landslides. The images on the left side represent starting conditions whereas the images on the right represent conditions at the end of the slide event. Numbers 1, 2, 3, and 8 are considered most frequent in Massachusetts.

Location

In 2013, the Massachusetts Geological Survey and University of Massachusetts Amherst published a Slope Stability Map of Massachusetts (Figure 11). This project, funded by the FEMA Hazard Mitigation Grant Program, was designed to provide statewide mapping and identification of landslide hazards that can be used for community level planning as well as prioritizing high-risk areas for mitigation. The maps produced from this project should be viewed as a first-order approximation of potential landslide hazards across the state.

The Slope Stability Map [\(next page\)](#) was developed by ERG using data from Mabee & Duncan (2013) and categorizes areas of Massachusetts into stability zones,



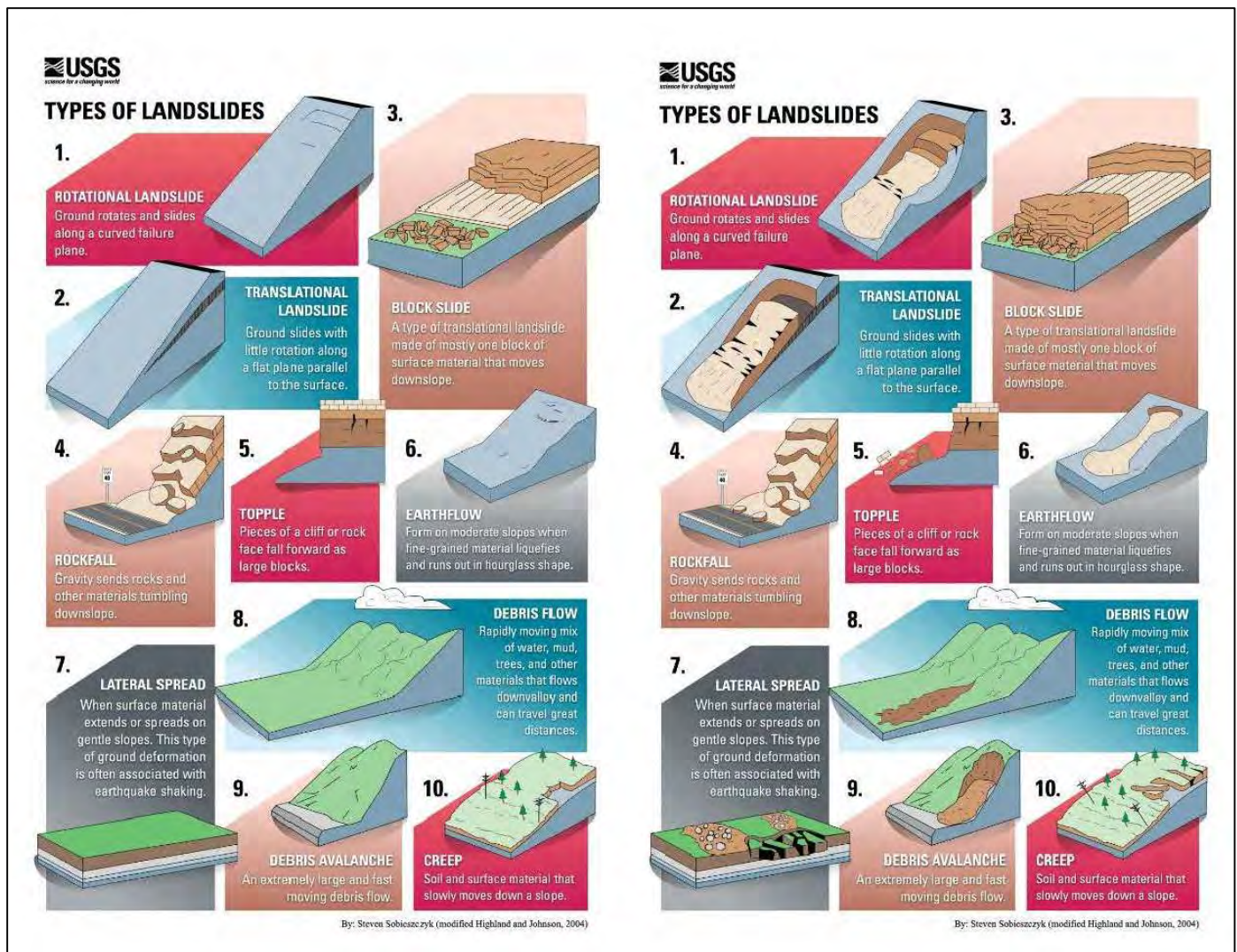


Figure 10.Types of Landslides.

and the categorization is correlated to the probability of instability in each zone. The probability of instability metric indicates how likely each area is to be unstable, based on the parameters used in the analysis. According to the map, these unstable areas are located throughout the Commonwealth. Landslide risk is therefore assumed present in Holyoke.

Previous Occurrences

Across the nation, landslides constitute a major geologic

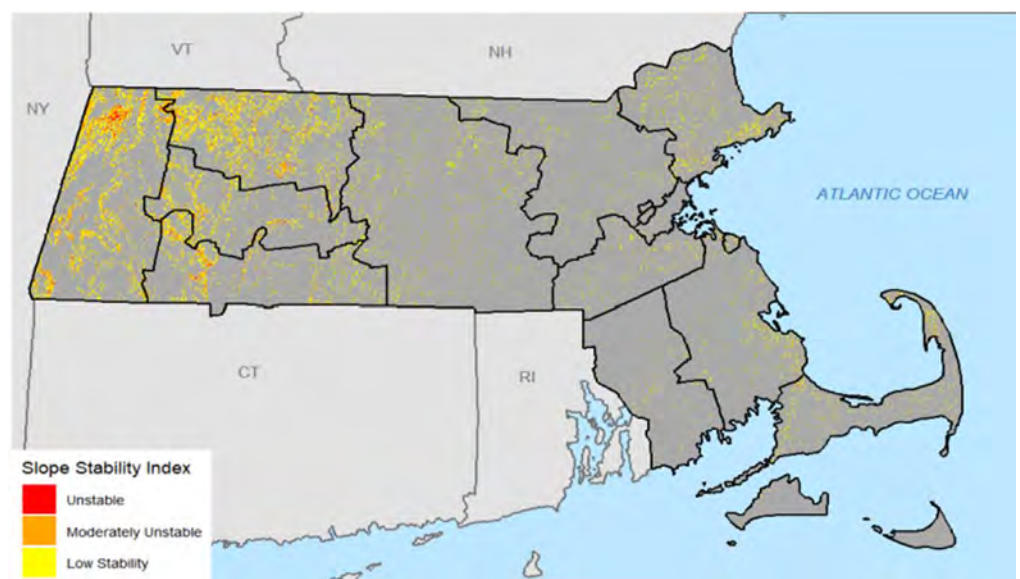


Figure 11.Slope Stability Map of Massachusetts

hazard because they are widespread, occur in all 50 states, and cause approximately \$1 billion to \$2 billion in damages **as well as** more than 25 fatalities on average each year. In the Commonwealth, landslides tend to be more isolated in size and more typically pose threats to infrastructure that support fisheries, tourism, and transportation activities. According to the U.S. Landslide Inventory, there were 14 landslide incidents between 2008 and 2017. During this timeframe the Massachusetts Geological Survey reported three landslides or mudflows that resulted in infrastructural damage.

Landslides commonly occur shortly after other major natural disasters, such as earthquakes and floods, which can exacerbate relief and reconstruction efforts. Many landslide events may have occurred in remote areas, causing their existence or impact to go unnoticed. Expanded development and other land uses may contribute to the increased number of landslide incidences and/or the increased number of reported events in the recent record.

While numerous landslides have occurred in the Berkshire region of Massachusetts, significant landslides have reportedly not occurred in central Massachusetts, including the Holyoke area. The previous edition of this plan notes that “due to the location and context of the city...landslides...were determined to not be a threat.” The HMPC convened for this edition of the plan noted that limited landslides (slumps) sometimes occur where groundwater is high, at the toe of slopes near sewer mains in the western part of Holyoke.

Extent

Variables that contribute to the extent of potential landslide activity in any area include soil properties, topographic position and slope, and historical incidence. Predicting a landslide is difficult, even under ideal conditions. As a result, estimations of the potential severity of landslides are informed by previous occurrences as well as an examination of landslide susceptibility. Information about previous landslides, such as the information and images from landslides after Tropical Storm Irene can provide insight as to both where landslides may occur and what types of damage may result. It is important to note, however, that landslide

susceptibility identifies only areas potentially affected and does not imply a time frame when a landslide might occur. The distribution of susceptibility across the Commonwealth is depicted on the Slope Stability Map (Figure 11 above), with areas of higher slope instability considered to also be more susceptible to the landslide hazard.

Characterizing the warning time before landslides can be challenging. Mass movements can occur suddenly or slowly. The velocity of movement may range from a slow creep of inches per year to many feet per second, depending on slope angle, material, and water content. Some methods used to monitor mass movements can provide an idea of the type of movement and the amount of time prior to failure. It is also possible to determine the areas that are at risk during general time periods. Assessing the geology, vegetation, and amount of predicted precipitation for an area can help in these predictions. However, there is no practical warning system for individual landslides. The current standard operating procedure is to monitor situations on a case-by-case basis and respond after the event has occurred. Generally accepted warning signs for landslide activity include the following:

- Springs, seeps, or saturated ground in areas that have not typically been wet before
- New cracks or unusual bulges in the ground, street pavements, or sidewalks
- Soil moving away from foundations
- Ancillary structures, such as decks and patios, tilting and/or moving relative to the main house
- Tilting or cracking of concrete floors and foundations
- Broken waterlines and other underground utilities
- Leaning telephone poles, trees, retaining walls, or fences
- Offset fence lines
- Sunken or down-dropped road beds
- Rapid increase in creek water levels, possibly accompanied by increased turbidity (soil content)

- Sudden decrease in creek water levels even though rain is still falling or has just recently stopped
- Sticking doors and windows, and visible open spaces indicating jambs and frames out of plumb
- A faint rumbling sound that increases in volume as the landslide nears
- Unusual sounds, such as trees cracking or boulders knocking together

Probability of Future Events

The probability of future occurrences is generally defined by the number of events over a specified period of time. The ResilientMass Plan notes that between 2008 and 2017, there were at least 14 reported landslide occurrences. However, because many landslides are minor and occur unobserved in remote areas, the true number of landslide events is probably higher. Generally speaking, landslides are most likely to occur during periods of higher than average or extreme precipitation, particularly in areas that have experienced disturbance from wildfire, drought, invasive species, recent development, or vegetation or tree removal. For these reasons, the probability of future occurrence is believed moderate.

Vulnerability Assessment

Exposure

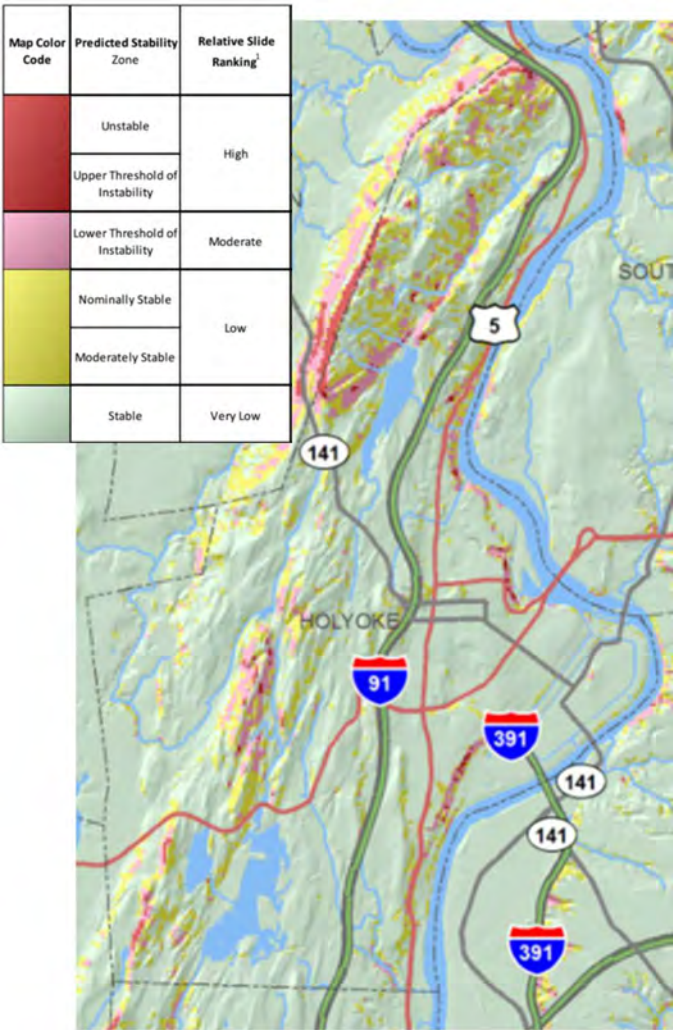
While landslides are rare, their impacts can be devastating, including loss of property, disruption to infrastructure, and injury and death. Continued development, particularly on steep slopes or unstable soils, increases the chances that landslides will be a danger. Other associated concerns are debris management issues including debris removal and identification of disposal sites.

To help identify potential landslide areas for the City, the slope stability index developed by the Massachusetts Geological Survey was used. The unstable and moderately unstable regions were queried out of the data and overlaid with the critical facilities and other buildings. The analysis did not identify any critical facilities located in the unstable or moderately unstable areas. Furthermore, only a small number of residential

structures appeared to be located in these potentially high risk areas, and areas at higher risk for landslide do not appear to more than minimally coincide with areas containing environmental justice populations. The overall exposure to landslide risk in Holyoke is therefore considered to be low.

Figure 12. Slope Stability Map of Massachusetts depicts the landslide susceptibility map for the City. The red and pink areas are more susceptible to landslides. These areas are predominantly associated with state-owned lands around Mount Tom and watershed lands owned by the City of Holyoke, with other higher risk areas also being municipal park lands.

Figure 12. Slope Stability Map of Massachusetts – Holyoke



Built Environment Impacts

Historic data for landslide events indicate that between 1993 and 2022, no landslide events were recorded in Holyoke. Nevertheless, the potential exists for landslide damage to occur. According to the NRI, the AAL for landslides in Holyoke is estimated to be \$21,268.

Population Impacts

Populations considered most vulnerable to landslide impacts are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. The City should be aware of the potential needs of residents within the elderly and low income population segments in the event of a hazard occurrence.

Environment Impacts

There are few unstable and moderately unstable areas around the transportation routes (roads and railways) used to move hazardous materials.

Problem Statements for Landslides

The following table presents the problem statements related to dam failure in Holyoke.

Table 23. Problem Statements for Landslides.

Assets	Problems Associated with Landslides
People (including underserved communities and socially vulnerable populations)	Vulnerable populations in isolated areas may be cut off if a landslide impacts specific roads.
Structures (including facilities, lifelines, and critical infrastructure)	- Critical facilities do not appear to have potential for impact by a landslide event. - High groundwater has reportedly caused some slumping near sewer mains.
Systems (including networks and capabilities)	Roads and rail may be impacted and could cause a hazardous material spill.
Natural, historic, and cultural resources	Parks and other natural areas reside in or adjacent to the unstable or moderately unstable areas.

Assets	Problems Associated with Landslides
	Increased precipitation intensity and invasive species' impacts to forests may influence future landslide risks.
Activities that have value to the community	None apparent or projected.

Droughts

Droughts are typically defined as periods of deficient precipitation. How this deficiency is experienced can depend on factors such as land use, the existence of dams, and water supply withdrawals or diversions. Droughts can vary widely in duration, severity, and local impact.

Description

The National Drought Mitigation Center references five common, conceptual definitions of drought:

1. Meteorological drought is a measure of departure of precipitation from normal.
2. Hydrological drought is related to the effects of precipitation shortfalls on stream flows and on reservoir and groundwater levels.
3. Agricultural drought links various characteristics of meteorological and hydrological drought to agricultural impacts and occurs when there is not enough water available for a particular crop to grow at a particular time.
4. Socioeconomic drought is associated with the supply and demand of economic goods with elements of meteorological, hydrological, and agricultural drought.
5. Ecological drought is an episodic deficit in water availability that drives ecosystems beyond thresholds of vulnerability and impacts ecosystem services.

Drought conditions can cause a shortage of water for human consumption and reduce local firefighting capabilities. Public water suppliers may struggle to meet system demands while maintaining adequate pressure for fire suppression and meeting water quality

standards. The Massachusetts Department of Environmental Protection (DEP) requires all public water systems (PWSs) to maintain an emergency preparedness plan.

The HWW operates and maintains the municipal water supply and distribution system for the city of Holyoke. The system includes four separate reservoirs and approximately 200 miles of water distribution mains within the city. The four reservoirs are the Tighe-Carmody Reservoir, McLean Reservoir, Ashley Reservoir and Whiting Street Reservoir. Presently, only the Tighe-Carmody Reservoir and McLean Reservoir supply the city with water and the other supplies are considered emergency/back-up reserve and not directly connected to the system.

The City's drinking water comes primarily from the Tighe-Carmody Reservoir in Southamptton via a 6.6-mile concrete cylinder pipe constructed in 1997. The reservoir has a surface area of 365 acres, a storage capacity of 4.8 billion gallons, and watershed area of 14.5 square miles. The estimated safe yield is 13 million gallons per day.

The water supply is augmented with water from the McLean Reservoir, located in Holyoke, by means of a transfer pump station located in the watershed of the Ashley Reservoir. This reservoir has a storage capacity of 365 million gallons, a drainage area of 0.47 square miles, and an estimated safe yield of 0.5 million gallons per day. The two remaining reservoirs are also located in Holyoke. A strict Water Resource Protection Plan is followed by Holyoke Water Works to maintain the quality and purity of the drinking water supply.

Nearly the entire city is supplied with municipal water, and fewer than 1% of city residents, mostly in the West Holyoke and Smith's Ferry areas, have private wells. Private well owners can be vulnerable to droughts. With declining groundwater levels, well owners may experience dry wells or sediment in their water due to the more intense pumping required to pull water from the bedrock or overburden aquifer. Wells may also develop a concentration of pollutants, which may include nitrates and heavy metals depending on local

geology. The loss of clean water for consumption and for sanitation cause significant impacts depending on the affected population's ability to quickly drill a deeper or a new well or to relocate to unaffected areas.

During a drought, dry soil and the increased prevalence of wildfires can increase the amount of irritants (such as pollen or smoke) in the air. Reduced air quality can have widespread deleterious health impacts but is particularly significant to the health of individuals with pre-existing respiratory health conditions like asthma (Centers for Disease Control [CDC]).

Lowered water levels can result in direct environmental health impacts, as the concentration of contaminants in swimmable bodies of water will increase when less water is present. Harmful algal blooms may occur, closing recreational areas and increasing municipal water treatment costs.

One primary hazard in this plan that is commonly associated with drought is wildfire. A prolonged lack of precipitation dries out soil and vegetation, which becomes increasingly susceptible to ignition as the duration of the drought extends. A drought may increase the probability of a wildfire occurring.

Location

The Massachusetts Drought Management Plan (DMP, 2019) assesses drought conditions in seven regions: Western, Connecticut River Valley, Central, Northeast, Southeast, Cape Cod, and Islands. A regional approach allows customization of drought actions and conservation measures to address situations in each region; and allows for the determination of a drought on a watershed basis. This approach recognizes that parts of Massachusetts can experience significantly different weather patterns due to topography, distance from coastal influence, as well as a combination of regional, national, and global weather patterns. Droughts have the potential to impact the entirety of Holyoke, which is located in the Connecticut River Valley region.

Previous Occurrences

The Commonwealth of Massachusetts has never received a Presidential Disaster Declaration for a



Press Release, 11/19/24 from Energy and Environmental Affairs (EEA)

With precipitation at an unprecedented low over the last three months, EEA elevated the Western, Connecticut River Valley, and Southeast regions to a Level 3 - Critical Drought. A Level 3 - Critical Drought persists in the Central and Northeast regions. As outlined in the Massachusetts Drought Management Plan, a Level 3 - Critical Drought requires detailed monitoring of drought conditions, continued coordination among state and federal agencies to communicate the implementation of water use restrictions, declaration of bans on open burning, engagement with municipalities including local Boards of Health, providing technical outreach and assistance to water suppliers and affected municipalities.

“Massachusetts is experiencing critical drought conditions that are fueling unprecedented and destructive wildfires across the state,” said Energy and Environmental Affairs Secretary Rebecca Tepper. “Climate change is reshaping our region’s weather patterns, resulting in warmer and drier fall and winter seasons. Water conservation is more important than ever. We urge municipalities, residents, and businesses - including those with private wells - to help us reduce stress on our water systems. We need to work together to ensure we have enough clean drinking water, protect wildlife habitats, and maintain effective fire control. Every small effort counts.”

Over the past 30 days, most of the state received less than an inch of rain, which is 3 to 4.5 inches below normal. Many areas recorded their lowest rainfall ever for this time of the year. Since August, when dry conditions began, all regions except the Cape and the Islands have seen an 8 to 11 inch rainfall deficit. Streamflow has also sharply decreased, especially in the Central region. This has resulted in dry brooks and streambeds, increased ponding, exposed beaches and sediments, limited fish passage, and drying ponds. Furthermore, groundwater levels are falling quickly in all regions, with the Western, Connecticut River Valley, Central, and Northeast regions showing the largest drops.

Fire activity has increased across the state because of drought conditions, leading to wildfires that are burning deeper into the soil. Due to fire conditions, the Department of Conservation and Recreation (DCR) has implemented a temporary ban of all open flame and charcoal fires within state park properties. Small portable propane grills are still allowed at campgrounds and recreation areas where grilling is permitted. This situation can make it harder to control fires and may prolong fire incidents. About 200 cities and towns have implemented temporary restrictions on all outdoor burning: residents are encouraged to follow local and state guidance on any activity that involves open flames, sparks and embers, or other ignition sources outdoors.

Currently, there are approximately 37 active wildfires across the state. This year’s fire season has lasted longer because of dry conditions. Hundreds of wildfires have broken out across the state since October 1, burning more land than Massachusetts usually sees in an entire year. As firefighting efforts demand significant water resources, it’s crucial for residents to practice aggressive indoor water conservation to maintain sufficient supply and pressure in public water systems.

drought-related disaster. However, several substantial droughts have occurred over the past 100 years. Massachusetts experienced its most significant drought on record in the 1960s. The severity and duration of the drought caused significant impacts on both water supplies and agriculture.

Although short or relatively minor droughts occurred over the 50 years following the drought of the 1960s, the next long-term event began in March 2015 when Massachusetts began experiencing widespread abnormally dry conditions. In July 2016, based on a recommendation from the Drought Management Task

Force (DMTF), the Secretary of the Executive Office of Energy and Environmental Affairs (EOEEA) declared a Drought Watch for Central and Northeast Massachusetts and a Drought Advisory for Southeast Massachusetts and the Connecticut River Valley. Drought warnings were issued in five out of six drought regions of the state. Many experts stated that this drought was the worst in more than 50 years. DMTF declared an end to the drought in May 2017 with a return to wetter-than-normal conditions.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. The regional drought that began in



May 2022 led to a USDA declaration for Berkshire, Hampden, and Hampshire Counties. The line items related to droughts in Hamden County are listed below, corresponding to 2014, 2015-2017, 2020, and 2022.

Table 24. USDA Disaster Events That Refer to Drought.

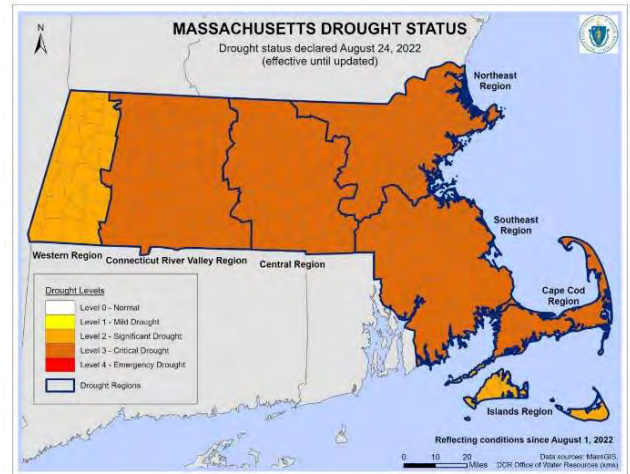
Year	Event	Event “Begin Dates”
2022	Drought	8/2/22, 8/9/22, 8/9/22
2022	Drought and excessive heat	5/9/22
2020	Drought	8/18/20, 9/22/20, 9/22/20, 9/29/20, 9/29/20
2017	Drought	3/3/17
2016	Drought	4/26/16, 7/5/16, 8/2/16
2015	Drought	4/1/15
2014	Drought	7/1/14

The droughts of 2020 and 2022, so-called “flashy droughts” that impacted southern New England, was sufficiently impactful in Hampden County to be included in the USDA data table above. The drought of fall 2024 was likewise considered a flashy drought, but USDA and other records were not yet available at the time of the adoption of this plan. Flashy droughts are described below under *Extent*. A press release regarding the 2024 drought is reprinted below:

Applying the same ten-year lookback as the severe storms database review, USDA payments to Massachusetts agricultural sectors for drought impacts associated with events from 2012 through 2022 were reviewed. This timeframe includes the droughts of 2015-2017 and 2020. While USDA reimbursements for droughts have not occurred in Holyoke over the last decade, they have occurred in Hampden County.

The severity of a drought depends on the degree of moisture deficiency, duration, spatial extent, and location relative to resources or assets. The drought of the 1960s is the drought of record because duration, spatial extent, moisture deficiency, and impact all contributed to historic levels. In contrast, the severity of the 2016-2017 drought was due to impacts on natural

The drought of 2022 was typical of a flashy drought; it was most severe in August, but alleviated with rainfall in September 2022.



The drought of 2024 followed a rainy spring and summer, and was most severe in October/November, but alleviated with rainfall in late November 2024.

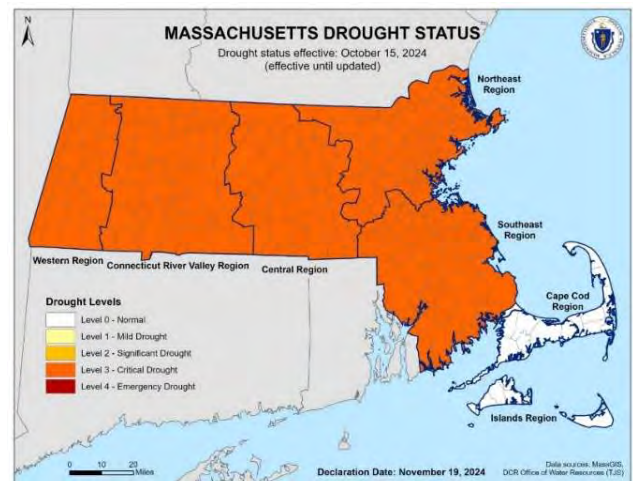


Figure 13. Drought Mapping of 2022 and 2024

resources (record low stream flows and groundwater levels), many water supplies, farms, and agriculture and to the swift onset of the drought.

Extent

Drought is defined by a combined look at several indices as detailed in the Massachusetts DMP (EOEEA and MEMA, 2019). The indices are:

- **Precipitation:** The Standard Precipitation Index, which is widely used, is based on monthly precipitation totals from Massachusetts Department

Table 25. Number of Consecutive Dry Days (CDD) and Days without Rain (DWR) per Year.

Region	Baseline		2030		2050		2070		2090	
	CDD	DWR	CDD	DWR	CDD	DWR	CDD	DWR	CDD	DWR
Berkshire and Hilltowns	29	159	29	161	30	165	30	167	31	170
Greater CT River Valley	31	171	31	172	32	175	32	178	33	181
Central	32	180	32	182	32	185	33	188	33	192
Eastern Island	32	186	32	181	32	185	33	188	33	193
Boston Harbor	31	192	31	185	32	192	32	194	33	198
North and South Shores	31	184	31	182	32	187	32	190	33	195
Cape, Islands, and South Coast	31	186	31	182	32	187	32	191	33	194
Statewide	31	176	31	175	31	179	32	182	33	187

CDD = Consecutive Dry Days per Year (ResilientMass, Steinschneider & Najibi (2022))

DWR = Days Without Rain per Year (MA Climate Assessment (Commonwealth of Massachusetts, 2022))

of Conservation and Recreation's (DCR) Precipitation Program and the NWS.

- **Streamflow:** Is an early indicator of impacts to rivers, streams, wetlands, and other riparian habitats.
- **Groundwater:** This provides information on impacts over a longer period of time due to groundwater recharge rates.
- **Lakes and Impoundments:** Captures the effects on surface water including lakes, ponds, water supply, and flood control reservoirs.
- **Fire Danger:** The Keetch Byram Drought Index indicates fire potential and flammability of organic matter.
- **Evapotranspiration:** The Crop Moisture Index is used to assess short-term or current conditions of dryness or wetness relative to agricultural crops.

These indices are monitored weekly to generate a monthly report of hydrological conditions and used to determine the onset, severity, and end of droughts. Five levels of increasing drought severity are defined in the DMP: *Normal*, *Mild*, *Significant*, *Critical*, and *Emergency*. The drought levels are associated with actions outlined in the DMP. Recommendations of drought levels are made by the DMTF to the Secretary of the EEA, who then declares the drought level for each region of the state.

The five drought levels in the 2019 DMP provide a basic framework for taking actions to assess, communicate, and respond to drought conditions. Under the "Normal"

condition, data are routinely collected, assessed, and distributed. When drought conditions are identified, the four drought levels escalate moving to heightened action, which may include increased data collection and assessment, interagency communication, public education and messaging, recommendations for water conservation measures, and a state of emergency issued by the Governor. At the "Emergency" level, mandatory water conservation measures may be enacted. These regionally declared drought levels and associated state actions are intended to communicate and provide guidance to the public and stakeholders across industries to enable them to respond early and effectively and to reduce impacts. Individual public water suppliers may have their own drought management plan, drought levels, and associated actions, which they may follow at all levels except at the Emergency level when mandatory actions may be required.

The Massachusetts Water Resources Commission publishes the hydrologic condition report monthly, which includes the six drought indices and the National Climate Prediction Center's U.S. Monthly and Seasonal Drought Outlooks. The National Drought Mitigation Center produces a weekly Drought Monitor map. In accordance with the DMP, drought declarations are made monthly.

Other entities may measure drought conditions by these or other criteria more relevant to their operations. For example, water utilities may calculate the days of supply remaining. Farmers may assess soil moisture and



calculate the water deficit for specific plants to determine irrigation needs or decide to change their crop based on the deficit or harvest early for non-irrigated crops.

NOAA and others are advancing the science of early warning for droughts like the early warnings for floods and earthquakes to better project flashy, or fast-onset, droughts. Based on projected climate change, the distribution of precipitation events will continue to become more extreme, with periods of minimal rain alternating with extreme rain events. Therefore, developing ways to project and adapt to flash droughts may be critical for sectors such as agriculture and water supply.

The Massachusetts drought warning and characterization products are applicable to all droughts that may occur in Holyoke, as they are used throughout Massachusetts on a routine basis and appropriately characterized previous droughts affecting Holyoke. Recent droughts have not been characterized outside of the framework established in the Massachusetts DMP or, more broadly, outside federal resources such as the United States Geological Survey (USGS) Drought Monitor.

Probability of Future Events

Climate change will increase the probability of droughts. The Massachusetts Climate Change Assessment notes that the region will experience slight increases in the number of consecutive dry days and the number of days without rain from 2050 onward. By 2090 the number of consecutive dry days per year will increase to 33, compared to the annual statewide baseline of 31 days from 1986 to 2005. Table 25 summarizes this data and indicates the projected number of consecutive dry days according to the “high” and “low” limits of the Northeast Climate Adaptation Science Center (NE CASC) data. The City of Holyoke is represented by the Greater Connecticut River Valley region.

These projections suggest that the days without precipitation are likely to increase across the Commonwealth, while the number of consecutive dry

days will vary across the state while increasing over the coming decades.

Vulnerability Assessment

Exposure

Drought is a gradual phenomenon, and its condition occurs naturally in a broad geographic area. The entire city would be exposed to drought conditions.

Built Environment Impacts

Major water users are more susceptible to drought, and these include water utilities and some commercial users. With an increased probability of drought and drought magnitude, water utilities should consider reviewing or developing extreme drought scenarios.

Population Impacts

Populations considered most vulnerable to drought impacts are identified based on multiple factors including their physical and financial ability to react or respond during a hazard. Senior and low-income populations are particularly susceptible. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

Socioeconomic impacts of the drought may also include anxiety and depression about economic impact, health problems associated with poor water quality, less water supply available for water dependent activities, fewer recreational activities, higher incidents of heat stroke, and even loss of human life.

With an increased probability of drought and increased drought magnitude, and the potential of increased water costs, vulnerable populations may be more severely impacted in the future.

Environment Impacts

Although agriculture is limited in the city, there are some natural areas which may be adversely impacted by drought. Drought amplifies the risk of loss of biodiversity and affects animal and plant species. Economic impacts include higher food and lumber prices. Drought can shrink the food supplies of animals and plants dependent on water and damage their habitats. Sometimes the



environmental damage caused by a drought is temporary, and other times it is irreversible.

The FEMA NRI provides an estimate of annualized loss for drought in Holyoke. Based on the national models, the annualized loss due to drought is \$7,909.

Problem Statements for Drought

The following table presents the problem statements related to drought in Holyoke.

Table 26. Problem Statements for Drought.

Assets	Problems Associated with Drought
People (including underserved communities and socially vulnerable populations)	Vulnerable communities may be more sensitive to water quality impacts in drinking water and to cutbacks in outdoor use such as spray parks (noted below).
Structures (including facilities, lifelines, and critical infrastructure)	- Water supply infrastructure may need to be shut down and water quality may become substandard. - Businesses requiring water for daily operations may have their operations limited due to water restrictions.
Systems (including networks and capabilities)	Outdoor water use restrictions and other water conservation measures during periods of extreme drought can be challenging to enforce, even when mandated through local declaration.
Natural, historic, and cultural resources	Water quality may be adversely impacted by major droughts.
Activities that have value to the community	Spray/splash parks may experience limited hours or shut-downs during droughts.

PRIMARY CLIMATE CHANGE INTERACTION: CHANGING TEMPERATURES

Extreme Temperatures

According to the ResilientMass Plan, extreme heat for Massachusetts is usually defined as daily high temperatures above 90 degrees Fahrenheit (°F) which

may be accompanied by high humidity. Extreme cold is also considered relative to the normal climatic lows in a region. Extreme cold is a period of excessively low temperatures, particularly with the addition of wind chill. The ResilientMass Plan notes that typically in Massachusetts the highest temperatures are experienced in the southeast while the coldest are typically in the northwest. Holyoke is not in either of these areas but is susceptible to extreme temperatures.

Description

Extreme cold is a dangerous situation that can result in health emergencies for susceptible or vulnerable people, such as those without shelter or who are stranded or who live in homes that are poorly insulated or without heat. Extreme cold events are events when temperatures drop well below normal in an area. When winter temperatures drop significantly below normal, staying warm and safe can become a challenge. Extremely cold temperatures often accompany a winter storm, which may also cause power failures and icy roads. During cold months, carbon monoxide may be high in some areas because the colder weather makes it difficult for car emission control systems to operate effectively, and temperature inversions can trap the resulting pollutants closer to the ground.

Likewise, extreme heat is a dangerous situation that can result in health emergencies for susceptible and vulnerable people, such as those without shelter or who are stranded or who live in homes that are poorly insulated or without adequate cooling.

A heat wave is defined as three or more days of temperatures of 90°F or above. A basic definition of a heat wave implies that it is an extended period of unusually high atmosphere-related heat stress, which causes temporary modifications in lifestyle, and which may have adverse health consequences for the affected population. Heat waves cause more fatalities in the U.S. than the total of all other meteorological events combined. According to the EPA, more than 11,000

Americans have died from heat-related causes (EPA, 2016) since 1979.²²

Heat impacts can be particularly significant in urban areas. Buildings, roads, and other infrastructure replace open land and vegetation. Dark-colored asphalt and roofs also absorb more solar energy. These changes cause urban areas to become warmer than the surrounding areas. This forms “islands” of higher temperatures, often referred to as “heat islands.” Heat islands can affect neighborhoods and communities by increasing average and peak energy demands during the summer, air conditioning costs, air pollution including greenhouse gas emissions, heat-related illness and death, and water quality degradation (EPA).

Many of the conditions associated with heat waves or more severe events (including high temperatures, low precipitation, strong sunlight, and low wind speeds) contribute to a worsening of air quality in several ways. High temperatures can increase the production of ozone from volatile organic compounds and other aerosols. Weather patterns that bring high temperatures can also transport particulate matter air pollutants from other areas of the continent. Additionally, atmospheric inversions and low wind speeds allow polluted air to remain in one location for a prolonged period of time.

²² <https://www.epa.gov/climate-indicators/climate-change-indicators-heat-related-deaths#:~:text=Some%20statistical%20approaches%20estimate%20that,set%20shown%20in%20Figure%201.>

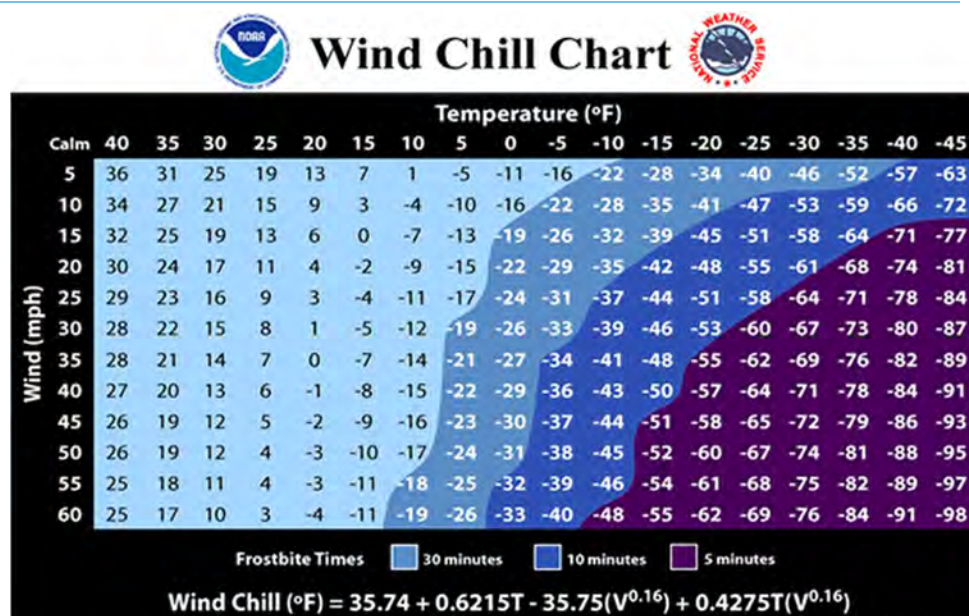


Figure 14. NWS Wind Chill Temperature Index and Frostbite Risk.

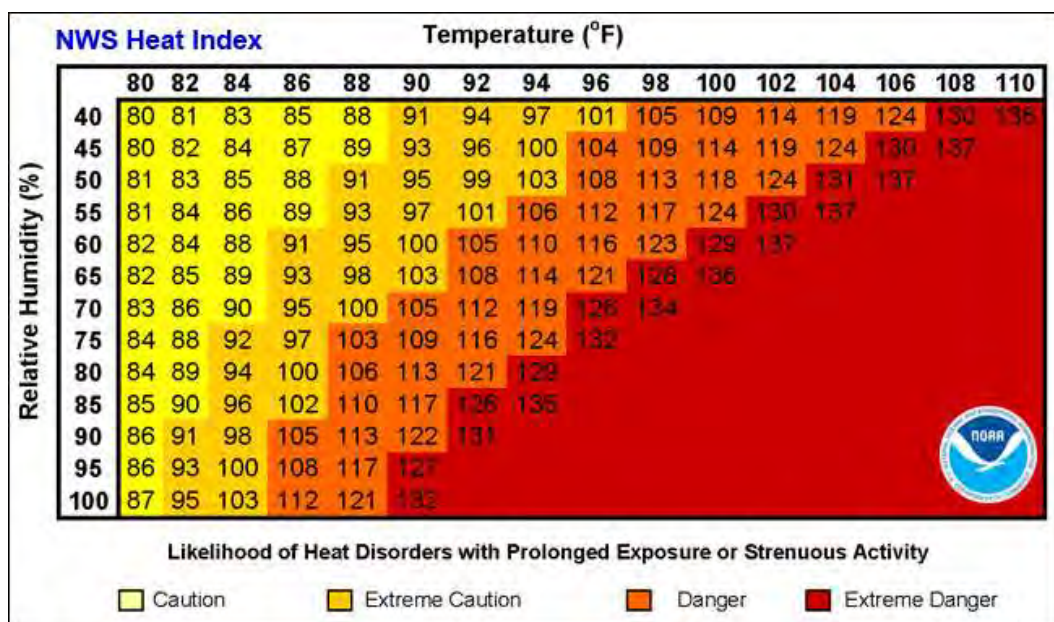


Figure 15. NWS Heat Index Chart.

Location

The Massachusetts Climate Assessment (2022) explains that recent efforts to characterize extreme heat have underscored that risks are present throughout the entire commonwealth. Therefore, the entire geography of Holyoke is subject to extreme heat. As with the entire

commonwealth, Holyoke is also exposed to extreme cold temperatures.

Previous Occurrences

Extreme Cold: The ResilientMass Plan notes that since 1995, there have been 120 cold weather events within the Commonwealth, ranging from Cold/Wind Chill to Extreme Cold/Wind Chill events. The NOAA Storm Events database¹⁵ for Hampden County lists only one extreme cold and/or wind chill events for the area of Holyoke during the timeframe 2014-2023 (February 13, 2016).

Extreme Heat: The ResilientMass Plan notes that according to the NOAA’s Storm Events Database there have been 118 warm weather events (Heat to Excessive Heat events) between 2010 and 2022. Excessive heat results from a combination of temperatures well above normal and high humidity. Whenever the heat index values meet or exceed locally or regionally established heat or excessive heat warning thresholds, an event is reported in the database.

In 2012, Massachusetts temperatures broke 27 heat records. Most of these records were broken between June 20 and June 22, 2012, during the first major heat wave of the summer to hit Massachusetts and the East Coast. In July 2013, a long period of hot and humid weather occurred throughout New England. One fatality occurred on July 6, when a postal worker collapsed as the Heat Index reached 100°F. August 2022 was the hottest August on record for the Commonwealth, and 2020 and 2022 were the two hottest records for the state. Boston experienced two six-day heat waves and 17 days above 90 degrees in 2022.

The NOAA Storm Events database¹⁵ for Hampden County does not list any extreme heat events for the area of Holyoke in the timeframe 2014-2024. Excessive heat events were last recorded in the database in July 2010. However, several extreme heat events occurred in Holyoke in July-August 2022, 2023, and 2024. The Senior Center and the War Memorial (a shelter) are used by the City as cooling centers, but neither were activated for the summer of 2024.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. The USDA declarations related to extreme temperatures in Hampden County are listed below.

Table 27. USDA Disaster Events That Refer to Extreme Temperatures.

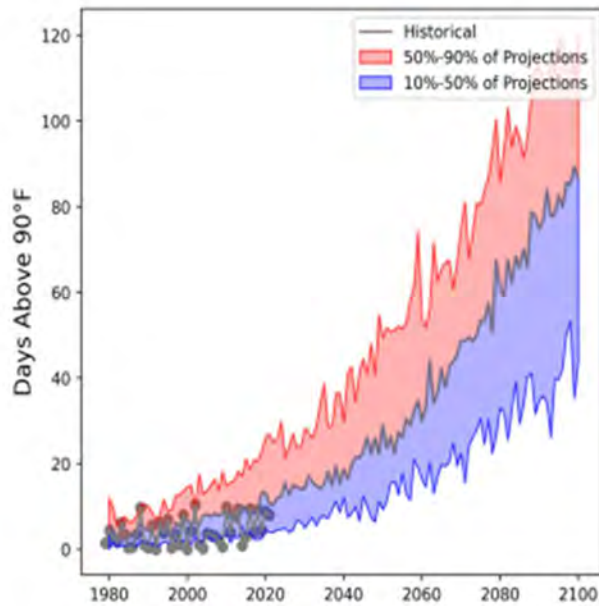
Year	Event	Event “Begin Dates”
2023	Frost	5/18/23
2023	Frost and freeze	5/17/23
2022	Drought and excessive heat	5/9/22
2016	Frost and freeze	2/12/16, 2/14/16

Extent

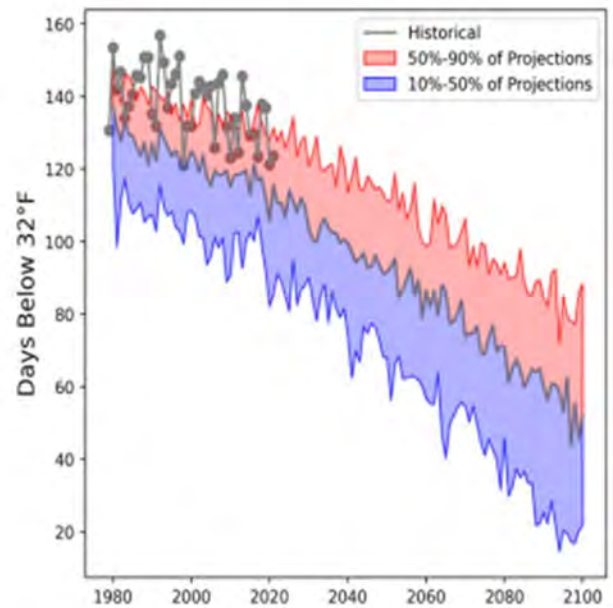
Extreme Cold: The extent (severity or magnitude) of extreme cold temperatures is generally measured through the Wind Chill Temperature Index. Wind Chill Temperature is the temperature that people and animals feel when they are outside, and it is based on the rate of heat loss from exposed skin by the effects of wind and cold. As the wind increases, the body loses heat at a faster rate, causing the skin’s temperature to drop. The National Weather Service (NWS) issues a Wind Chill Advisory if the Wind Chill Index is forecast to dip to –15°F to – 24°F for at least 3 hours, based on sustained winds (not gusts). The NWS issues a Wind Chill Warning if the Wind Chill Index is forecast to fall to –25°F or colder for at least 3 hours. On November 1, 2001, the NWS implemented a “Wind Chill Temperature Index” (Figure 14. NWS Wind Chill Temperature Index and Frostbite Risk.) designed to more accurately calculate how cold air feels on human skin.

Extreme Heat: The NWS issues a Heat Advisory when the NWS Heat Indices are between 95 and 99 degrees for two or more hours or two consecutive days, or if they are between 100 and 104 degrees for two or more hours in a single day. The NWS issues an Excessive Heat Warning if the Heat Index is forecast to reach 105°F or higher for 2 or more hours. The NWS Heat Index is based both on temperature and relative humidity (Figure 15. NWS Heat Index Chart. above) and describes a temperature equivalent to what a person would feel at a baseline humidity level. It is scaled to the ability of a person to lose heat to their environment. Exposure to full sunshine





Source: CMIP6 downscaled projections (Thrasher et al., 2022), warming scenario SSP 5-8.5, historical data from GridMET.



Source: CMIP6 downscaled projections (Thrasher et al., 2022), warming scenario SSP 5-8.5, historical data from GridMET.

Figure 16. Projected Annual Days with Temperatures above 90 °F (left) and below 32 °F (right)

can increase heat index values by up to 15°F. Also, strong winds, particularly with very hot, dry air, can increase the risk of heat-related impacts.

The NWS advisory and warning products are applicable to all extreme temperature events that may affect Holyoke, as they are used throughout Massachusetts on a routine basis and appropriately characterized the most recent extreme cold and heat events over the last few years. Recent extreme temperatures have not been characterized outside of these NWS advisory / warning systems.

Probability of Future Events

The ResilientMass Plan notes that Massachusetts averaged three declared cold weather events and two extreme cold weather events annually between January 2018 and October 2022. The years 2018 and 2019 were particularly notable, with 10 cold weather events in each year, including five extreme cold/wind chill events in 2018 and six in 2019. The ResilientMass Plan also notes that there was an average of 3.6 heat events and two excessive heat events between January 2018 and December 2022. Many practitioners believe that some

heat wave related circulation patterns are occurring more frequently due to climate change.

There are a number of climatic phenomena that determine the number of extreme weather events in a specific year. However, there are significant long-term trends in the frequency of extreme hot and cold events. Since 2010, U.S. daily record high temperatures have occurred over eight times as often as record low. This is compared to a nearly 1:1 ratio in the 1950s. Models suggest that this ratio could climb to 20:1 by midcentury, if GHG emissions are not significantly reduced (C2ES, n.d.).

various climate forecasts support the trends of an increased frequency of extreme hot weather events and a decreased frequency of extreme cold weather events. High, low, and average temperatures in Massachusetts are all likely to increase significantly over the next century as a result of climate change. The graphics above (from resilient MA, 2018) show the projected annual days with maximum temperature above 90 degrees and projected annual days with minimum temperature below 32 degrees.

Vulnerability Assessment

Exposure

Extreme temperatures are not a hazard with a defined geographic boundary. The entire City of Holyoke should be considered exposed to the hazard. Excessive heat can occur at any time during the year, but is most dangerous during the summer between June and August when average temperatures are at their highest and nighttime temperatures do not offer respite.

Built Environment Impacts

The impact of excessive heat is most prevalent in developed areas where the City lacks a tree canopy. Secondary impacts of excessive heat are severe strain on the electrical power system and potential brownouts or blackouts. Extreme heat can have a negative impact on transportation. Highways and roads are damaged by excessive heat as asphalt roads soften and concrete roads expand and can buckle, crack, or shatter. Moreover, concrete has been known to “explode,” lifting chunks of concrete and putting those nearby at serious risk. Stress is also placed on automobile cooling systems, diesel trucks, and railroad locomotives which lead to an increase in mechanical failures. Steel rails are at risk of overheating and warping which can lead to train derailments.

Extreme cold weather poses a significant threat to utility production, which in turn threatens facilities and operations that rely on utilities, specifically climate stabilization. As temperatures drop and stay low, increased demand for heating places a strain on the heating system, which can lead to temporary outages. These outages can impact operations throughout the City, which can result in interruptions and delays in services. Broken pipes may cause flooding in buildings, causing property damage and loss of utility service. Some of the secondary effects presented by extreme/excessive cold include dangerous conditions to livestock and pets.

Climate change will increase the probability of extreme temperatures which may impact utilities, transportation, and especially older structures. Future development should consider keeping more mature trees, less dark asphalt areas, and more natural areas.

Population Impacts

Extreme cold events are predicted to decrease in the future, while extreme heat days, as well as average temperatures are projected to increase. The projected increase in extreme heat and heat waves is the source of one of the key health concerns related to climate change. Prolonged exposure to high temperatures can cause heat-related illnesses, such as heat cramps, heat exhaustion, heat stroke, and death. Heat exhaustion is the most common heat-related illness and if untreated, it may progress to heat stroke. People who perform manual labor, particularly those who work outdoors, are at increased risk for heat-related illnesses. Prolonged heat exposure and the poor air quality and high humidity that often accompany heat waves can also exacerbate pre-existing conditions, including respiratory illnesses, cardiovascular disease, and mental illnesses.

The greatest danger from extreme cold is to people, as prolonged exposure can cause frostbite or hypothermia, and can become life threatening. Body temperatures that are too low affect the brain, making it difficult for the victim to think clearly or move well. This makes hypothermia particularly dangerous for those suffering from it, as they may not understand what is happening to them or what to do about it. Hypothermia is most likely at very cold temperatures but can occur at higher temperatures (above 40 degrees Fahrenheit) if the person exposed is also wet from rain, sweat, or submersion. Warning signs of hypothermia include shivering, exhaustion, confusion, fumbling hands, memory loss, slurred speech, or drowsiness. In infants, symptoms include bright red, cold skin and very low energy. A person with hypothermia should receive medical attention as soon as possible, as delays in medical treatment may result in death.

Older adults are often at elevated risk due to a high prevalence of pre-existing and chronic conditions. In Holyoke, 14.2% of the population is over age 64. People who live in older housing stock and in housing without air conditioning have increased vulnerability to heat-related illnesses. Power failures are more likely to occur during heat waves, affecting the ability of residents to remain cool during extreme heat. Individuals with pre-existing conditions and those who require electric



medical equipment may be at increased risk during a power outage. Heat impacts are more likely to be felt by residents without air conditioning, by those who work outdoors, and those with underlying health conditions.

Extreme heat can pose severe and life-threatening problems for people. According to the NWS, it is one of the leading weather-related killers in the United States, resulting in hundreds of fatalities each year and even more heat-related illnesses. Extreme heat has a special impact on the most vulnerable segments of the population - the elderly, young children and infants, impoverished individuals, and persons who are in poor health. The high-risk population groups with specific physical, social, and economic factors that make them vulnerable include:

- Older persons (age > 65)
- Infants (age < 1)
- Homeless population
- Very low- and low-income persons
- People who are socially isolated
- People with mobility restrictions or mental impairments
- People taking certain medications (e.g., for high blood pressure, depression, insomnia)
- People engaged in vigorous outdoor exercise or work or those under the influence of drugs or alcohol.

Climate change will increase the rate of heat illness and need for cool spaces. Outdoor workers and vulnerable populations will need to be considered during extreme heat events.

The FEMA NRI provides estimates of annualized losses due to “cold wave” and “heat wave” conditions. Based on the national models, the estimated annualized loss due to extreme cold in Holyoke is \$8,258, and the estimated annualized loss due to extreme heat in Holyoke is \$7,138.

Environment Impacts

Extreme heat can lead to water quality challenges in watercourses and ponds, wildlife impacts, and nuisance vegetative growth when combined with drought.

Problem Statements for Extreme Temperatures.

The following table presents the problem statements related to extreme temperatures in Holyoke.

Table 28. Problem Statements for Extreme Temperatures.

Assets	Problems Associated with Extreme Temperatures
People (including underserved communities and socially vulnerable populations)	• Extreme heat will be a significant public health threat to all residents, but especially for vulnerable populations living in older homes, homes without air conditioning, or unhoused. • The elderly and those with mobility issues may not be able to leave their homes and travel safely. • People working in businesses without air conditioning and people working outside are at risk of heat illness. • First responders may be impacted by extreme temperatures.
Structures (including facilities, lifelines, and critical infrastructure)	• Older homes without insulation and single-pane glass are difficult to heat and cool and may not provide safe living conditions. • Businesses that require refrigerated trucks or refrigeration units may see business losses and increased utility costs. • The electric grid may become stressed during extreme heat events.
Systems (including networks and capabilities)	• Extreme heat mitigation and adaptation are typically not fully integrated into local plans and regulations for new development, though progress is being made.
Natural, historic, and cultural resources	• Extreme heat may lead to, or exacerbate, impacts to natural systems related to wildfires and invasive species (refer to those sections). • Extreme heat may lead to water quality impairments.
Activities that have value to the community	• Recreational activities may be adversely impacted by extreme heat.

Wildfires/Brushfires

A wildfire can be defined as any non-structure fire that occurs in vegetative wildland that contains grass, shrub, leaf litter, and forested tree fuels. Wildfires in Massachusetts are caused by natural events, human activity, or prescribed fire. Wildfires often begin unnoticed but spread quickly, igniting brush, trees, and potentially homes.

Description

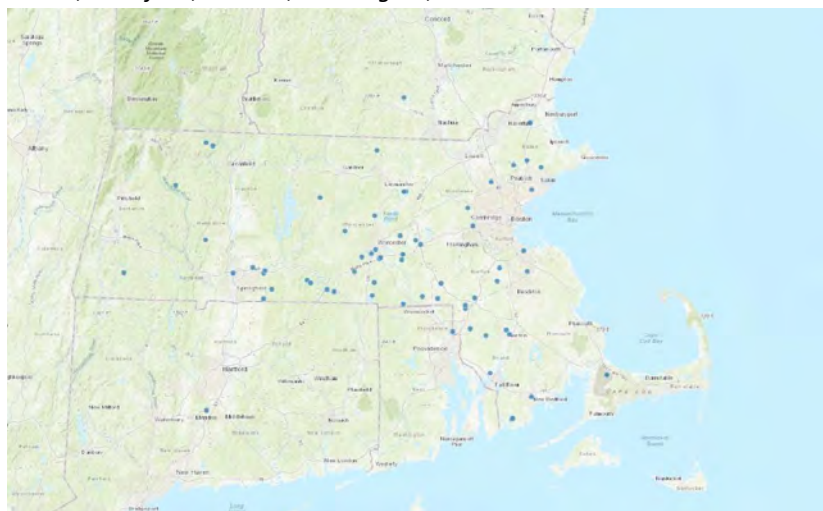
The wildfire season in Massachusetts usually begins in late March and typically culminates in early June, corresponding with the driest live fuel moisture periods of the year. April is historically the month in which wildfire risk is the highest. Drought, snowpack level, and local weather conditions can impact the length of the fire season.

According to the National Fire Protection Agency, several elements (known as the fire tetrahedron) must be present in order to have any type of fire:

- **Fuel:** Without fuel, a fire will stop. Fuel can be removed naturally (when the fire has consumed all burnable fuel) or manually by mechanically or chemically removing fuel from the fire. In structure fires, removal of fuel is not typically a viable method of fire suppression. Fuel separation is important in wildfire suppression and is the basis for controlling prescribed burns and suppressing other wildfires. The type of fuel present in an area can help determine overall susceptibility to wildfires. According to the Forest Encyclopedia Network, four types of fuel are present in wildfires:
 - Ground Fuels: organic soils, forest floor duff, stumps, dead roots, buried fuels

Weather in October 2024 resulted in “abnormally dry” or “moderate drought” conditions across Massachusetts, resulting in multiple wildfires. Conditions were particularly susceptible to wildfires during the last week of the month. The NWS issued a Red Flag warning on Friday, October 25. Over the weekend, 126 brush fires were reported burning over 548 acres across Massachusetts into the following week:

- *The Cain Hill brush fire burned over 133 acres in Salem, Lynn, Peabody, and other communities. Two other multi-acre fires also occurred in Salem.*
- *The Middleton Pond brush fire burned over 250 acres in Middleton, North Reading, and Breakheart Reservation in Saugus.*
- *A brush fire in Millbury killed a woman in an encampment where the fire was believed to have started.*
- *The Papas 32-acre brush fire occurred in Canton.*
- *Other areas with brush fires include Brockton, Devens, Haverhill, Holden, Leominster, Milton, New Bedford, North Andover, Springfield, Sutton, Westfield, Weston, Wilmington, Worcester*



*A major challenge for firefighters was limited resources with so many other fires occurring at the same time. The statewide **Fire Mobilization Plan** was activated to organize firefighting resources. The state National Guard was deployed to provide water drops onto the larger fires. Air quality was affected throughout the region, particularly on the North Shore with the worst air quality found in Lynn, Saugus, Swampscott, and Salem. Salem High School shut down classes early on Tuesday, 10/29 due to poor air quality, and the annual Trick or Treat festival in Reading was cancelled due to air quality concerns.*

Figure 17. Wildfires in Massachusetts as of Monday, 10/28/24
National Interagency Fire Center

- Surface Fuels: the litter layer, downed woody materials, dead and live plants to 2 meters tall
- Ladder Fuels: vine and draped foliage fuels
- Canopy Fuels: tree crowns
- **Heat:** Without sufficient heat, a fire cannot begin or continue. Heat can be removed through the application of a substance, such as water, powder, or certain gasses, that reduces the amount of heat available to the fire. Scraping embers from a burning structure also removes the heat source.
- **Oxygen:** Without oxygen, a fire cannot begin or continue. In most wildland fires, this is commonly the most abundant element of the fire triangle and is therefore not a major factor in suppressing wildfires.
- **Uninhibited Chain Reaction:** The chain reaction is the feedback of heat to the fuel to produce the gaseous fuel used in the flame. In other words, the chain reaction provides the sustained heat necessary to maintain the fire. Fire suppression techniques, such as dry chemical extinguishers, break up the uninhibited chain reaction of combustion to stop a fire.

Location

The ResilientMass Plan identified areas in Barnstable, Essex, and Plymouth counties with the highest wildfire potential in the state. The ecosystems that are most susceptible to the wildfire hazard include pine barrens in the Connecticut River Valley, marshes inundated with *Phragmites*, pine barrens and maritime grasslands in Martha's Vineyard, Nantucket, and Cuttyhunk, and the Myles Standish State Forest. Other portions of the Commonwealth are also susceptible to wildfire, particularly at the urban-wildland interface. Notwithstanding the location of Holyoke in western Massachusetts, the presence of wildland interface and vast rural areas makes Holyoke a location with wildfire risk.

Previous Occurrences

Several notable wildfires have occurred in Massachusetts history, although none has ever resulted in a FEMA disaster declaration. Smaller fires such as brush fires are somewhat easier to characterize.

According to the Massachusetts DCR Bureau of Forest Fire Control and Forestry²³, October 2024 saw 588 acres burned across Massachusetts through 185 separate fires as of October 29th. The majority of the fires occurred during the last week of the month²⁴. **Figure 17 above provides more detail about this event.**

According to statewide data sets,²⁵ the number of brush fire events per year from 2012 through 2019 ranged from about 3,000 in 2019 to almost 8,000 in the drought year of 2016.

Table 29. Statewide Brush Fire Counts.

Year	Total # of Events	Injuries/deaths (civilians and fire service)	Losses
2019	2,974	12/0	\$136,357
2018	3,253	1/5	\$493,145
2017	4,206	20/0	\$215,156
2016	7,834	40/0	\$1,526,654
2015	6,962	35/0	\$323,211
2014	4,627	25/0	\$209,857
2013	4,968	31/3	\$297,854
2012	5,857	38/0	\$705,457

According to the statewide data set, fire event counts back to 2012 were as follows for Holyoke:

Table 30. Outdoor and Total Fire Event Figures for Holyoke.

Year	Total Outdoor Fires	Total Fire Events	Reported Total Fire Losses
2012	71	201	\$1,702,622
2013	121	272	\$966,120
2014	114	324	\$700,947

²³ "Massachusetts Wildfire Activity Briefing, October 29, 2024, as of 17:00", <https://www.wwlp.com/wp-content/uploads/sites/26/2024/10/Massachusetts-Wildfire-Activity-Briefing-10-29-24.pdf>

²⁴ <https://www.masslive.com/news/2024/10/wildfires-spread-across-massachusetts-amid-dry-windy-weather.html>

²⁵ <https://www.mass.gov/service-details/fire-data-and-statistics>



Year	Total Outdoor Fires	Total Fire Events	Reported Total Fire Losses
2015	107	362	\$354,900
2016	147	445	\$185,450
2017	81	335	\$395,155
2018	65	301	\$58,550
2019	58	336	\$585,200
2020	90	331	*\$1,417,822
2021	49	268	*\$3,200,900

*Estimated from County Wide data

Applying the fraction of outdoor fire incidents that are typically brush fires in Massachusetts (52%) and the fraction of fire losses that are typically from brush fires in Massachusetts (0.2%), an estimated set of figures for brush fires in Holyoke is presented below.

Table 31. Estimated Brush Fire Event Figures for Holyoke.

Year	Estimated Brush Fires	Estimated Brush Fire Losses
2012	37	\$3,405
2013	63	\$1,932
2014	59	\$1,402
2015	56	\$710
2016	76	\$371
2017	42	\$790
2018	34	\$117
2019	30	\$1,170
2020	47	*\$2,836
2021	25	*\$6,402

*Estimated from Countywide data

The previous HMP did not provide an estimate of the number of acres typically burned in Holyoke due to wildfires. Reference to a state-wide data set with statistics from 2001 to 2009 indicated that Holyoke experienced between 21 and 50 wildland fires during that time period which burned between 100 and 300 acres, which would suggest an average of approximately five acres per fire.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. No declarations in Hampden County were related to wildfires over the last 10 years.

Extent

Unfragmented and heavily forested areas of the state are vulnerable to wildfires, particularly during droughts. The greatest potential for significant damage to life and property from fire exists in areas designated as wildland-urban interface areas. A wildland-urban interface area defines the conditions where highly flammable vegetation is adjacent to developed areas.

Fires can be classified by physical parameters such as their fireline intensity, or Byram's intensity, which is the rate of energy per unit length of the fire front (BTU [British thermal unit] per foot of fireline per second) (NPS, n.d.). Following a fire event, the severity of the fire can be measured by the extent of mortality and survival of plant and animal life aboveground and belowground and by the loss of organic matter (NPS, n.d.).

The National Wildfire Coordinating Group defines seven classes of wildfires:

- Class A: 0.25 acre or less
- Class B: more than 0.25 acre, but less than 10 acres
- Class C: 10 acres or more, but less than 100 acres
- Class D: 100 acres or more, but less than 300 acres
- Class E: 300 acres or more, but less than 1,000 acres
- Class F: 1,000 acres or more, but less than 5,000 acres
- Class G: 5,000 acres or more

Early detection of wildfires is a key part of the overall efforts of the Massachusetts Bureau of Forest Fire Control. Early detection is achieved by trained Bureau observers who staff 22 of the 42 operating fire towers statewide. During periods of high fire danger, the Bureau conducts county-based fire patrols in forested areas. These patrols assist cities and towns in prevention efforts and allow for the quick deployment of mobile equipment for suppression of fires during their initial stage. If a fire



breaks out and spreads rapidly, residents may need to evacuate within days or hours. Once a fire has started, fire alerting is reasonably rapid in most cases. The rapid spread of cellular and two-way radio communications in recent years has further contributed to a significant improvement in warning time.

The various wildfire classification systems coupled with the detection and warning systems are believed appropriate for Holyoke, despite the fact that extensive wildfires have not occurred in the community. Wildfires have not occurred in Holyoke that are outside of these systems of classification.

Probability of Future Events

It is difficult to predict the likelihood of wildfires in a probabilistic manner because a number of factors affect fire potential and because some conditions (e.g., ongoing land use development patterns, location, and fuel sources) exert changing pressure on the wildland-urban interface zone. The Massachusetts Climate Change Assessment report suggests that wildfire risk will increase over time in association with extreme heat events and changing precipitation and droughts. The following discussion helps characterize the risk further for Holyoke.

Vulnerability Assessment

Exposure

To help identify potential wildfire areas for Holyoke, the U.S. Forest Service's Wildfire Risk to Communities²⁶ spatial data was downloaded. This data was developed in 2020 using the vegetation and wildland fuels from the LANDFIRE 2014 model with the burn probability coming from the Forest Service Fire Simulation System (FSim). To create a product with a finer resolution, the data was upsampled to the native 30m resolution of the LANDFIRE fuel and vegetation data spreading the values of the modeled burn probability into developed areas represented in LANDFIRE fuels as non-burnable. The data

suggest that Holyoke has a low (less than 0.0001 annual burn probability throughout the entire area of the city.

The Wildfire Risk to Community website²⁷ prepared by USDA and the USFS was also consulted to evaluate potential types of wildfire risks. These areas are presented on Figure 18. Wildfire Risk Zones in Holyoke.

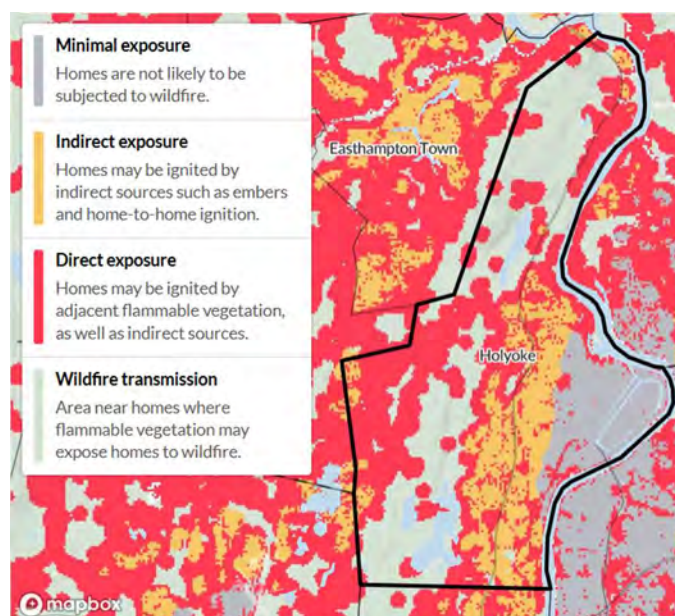


Figure 18. Wildfire Risk Zones in Holyoke

The City-identified areas of concern and these areas were used to extract the probability of wildfire to better quantify the impacts. The areas of higher wildfire/brushfire potential included:

- The Mount Tom / East Mountain range, due to lightning strikes and human-caused fires. This area includes land with direct transmission potential and direct exposure of homes to wildfire.
- Large tracts of HWW watershed land west of Interstate 91, due to lightning strikes and human-caused fires. Some of this area includes land with direct transmission potential and direct exposure of homes to wildfire.

²⁶ <https://data-usfs.hub.arcgis.com/datasets/d93720867d1a4aa69f4a15dbf3ddeaee/explorer?location=42.204197%2C-72.548322%2C11.61>

²⁷ Short, Karen C. 2022. Spatial wildfire occurrence data for the United States, 1992-2020 [FPA_FOD_20221014]. 6th Edition. Fort Collins, CO: Forest Service Research Data Archive. <https://doi.org/10.2737/RDS-2013-0009.6>. As reported at wildfirerisk.org/preventionignitions.

- Along the railroad lines throughout the city due to sparks from passing trains resulting in ignition of fires, particularly along Pleasant Street and Brown Avenue.

In the areas of higher susceptibility, there is an HG&E liquefied natural gas storage facility in West Holyoke that could be impacted by a wildfire. In addition, major evacuation routes from the city, including Interstate 91, Route 141, Route 202, and Route 5, are located in areas of elevated wildfire risk.

Much of the area to the east of Interstate 91 is considered to be in an area with indirect exposure to wildfires. Homes could be ignited by indirect sources such as embers and home-to-home ignition, but would not be part of the main body of a wildfire. The downtown areas are considered areas of minimal exposure for wildfires.

Built Environment Impacts

A major out-of-control wildfire can damage property, utilities and forested land; create smoke that can cause breathing problems; and injure or kill people. Other associated concerns are debris management issues including debris removal and identification of disposal sites.

No property damage, injuries or deaths have been recorded for the reported for major wildfires in Holyoke between 2004 and 2023. The FEMA NRI provides an estimated annualized loss for wildfires. The estimated annualized loss for wildfires using the national models is \$1,910.

Climate change will increase the probability of brushfires which could lead to additional property damage. Future development in forested and other high-fuel areas also could lead to additional increases in the probability of brushfires.

Population Impacts

Populations considered most vulnerable to wildfire impacts are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. Senior, low-income, and unhoused populations in Holyoke are

particularly susceptible to wildfires. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

With the increased probability of brushfires outside of the city in the future due to climate change, populations may be impacted more often due to regional air quality issues.

Environment Impacts

Many of the natural features in the city are susceptible to wildfire including the trees, watershed lands, and parks.

Problem Statements for Wildfires

The following table presents the problem statements related to wildfires in Holyoke.

Table 32. Problem Statements for Wildfires.

Assets	Problems Associated with Wildfires
People (including underserved communities and socially vulnerable populations)	- Populations with severe asthma may be adversely impacted by wildfires. - Unhoused populations in Holyoke are at risk of injury and displacement from brush fires.
Structures (including facilities, lifelines, and critical infrastructure)	Several residential structures are found in the wildfire transmission and direct exposure areas. Structures without defensible zones are more susceptible to wildfires and brush fires.
Systems (including networks and capabilities)	Wildfires often cause roads to be closed requiring detours impacting emergency services.
Natural, historic, and cultural resources	Wildfires may adversely impact forested and other vegetated areas of Holyoke.
Activities that have value to the community	Recreational activities may be adversely impacted by wildfires, depending on location, such as use of Mount Tom.

Invasive Species

The ResilientMass Plan defines invasive species as non-native species that cause or are likely to cause harm to ecosystems, economies, and/or public health.

Description

The Massachusetts Invasive Plant Advisory Group (MIPAG), a collaborative representing organizations and professionals concerned with the conservation of the Massachusetts landscape, is charged by EOEEA to provide recommendations to the Commonwealth to manage invasive species. MIPAG defines invasive plants as “non-native species that have spread into native or minimally managed plant systems in Massachusetts [causing] economic or environmental harm by developing self-sustaining populations and becoming dominant and/or disruptive to those systems.” These species have biological traits that provide them with competitive advantages over native species, particularly because in a new habitat they are not restricted by the biological controls of their native habitat. As a result, these invasive species can monopolize natural communities, displacing many native species and causing widespread economic and environmental damage.

Some examples of invasive insect species include:

- Nantucket Pine Tip Moth (native pest) is a moth with heads, bodies, and appendages covered with gray scales with mottled rusty-red markings. Larvae cause damage to young trees (up to five years old) by feeding inside growing shoots, buds, and conelets. The preferred host is the loblolly pine.
- Bark Beetles (native pest) include more than 600 species of beetles which serve in important ecological roles in small numbers where they live in dead, weakened, and dying host conifer trees.
- Forest Tent Caterpillar (native pest) has the biggest footprint of any indigenous tent caterpillar in North America (Furniss and Carolin 1977) and is a major defoliator of a variety of deciduous hardwood trees. The caterpillars spin silken mats on the trunks and large branches of trees where they molt and feed. Forest Tent Caterpillars can reach outbreak proportions causing massive defoliation of host trees and becoming a nuisance to people.
- Pine Reproduction Weevils (native pest) is a very dark, elongate, oval insect up to 1/2 inch long with indistinct to distinct gray or pale orange spots of scales on the wings and thorax. They feed at night on the conifer seedlings or near the tips of branches of larger plants. Females lay their eggs on the roots of these trees. The weevils breed in all species of pines, hemlocks, junipers, spruces, firs, and cedars.
- Hardwood Borers (native pest) usually attack hardwoods experiencing some kind of stress although the clear-wing moths attack healthy trees. These insects attack the tree year after year and may eventually weaken it enough that it is prone to wind breakage. Some borers develop in the root system damaging young trees.
- Hemlock Woolly and Balsam Woolly Adelgid (non-native pest) is a very small, invasive, aphid-like insect that attacks North American hemlocks (Hemlock Woolly) and firs (Balsam Woolly). They can be identified by the white woolly masses that form on the underside of branches at the base of the tree’s needles. They stay at this location for the rest of their lives. Their feeding disrupts the flow of nutrients to the tree twigs and needles leading to a decline in tree health and mortality in 4 to 10 years.
- Gypsy Moth (non-native pest) is an insect which feeds on a large variety of tree leaves from oak, maple, apple, crabapple, hickory, basswood, aspen, willow, birch, pine, spruce, hemlock, and others. It does prefer oak tree leaves, however. Periodically, large populations can cause defoliation damaging and killing trees they are feeding on.
- Spotted Lanternfly (non-native pest) is an invasive insect first detected in the U.S. in 2014. It feeds on a variety of fruit, ornamental, and wood trees and could seriously impact the grape, orchard, and logging industries.
- Emerald Ash Borer (non-native pest) is a small invasive beetle that is devastating to all ash tree species in Massachusetts. The species was first detected in Massachusetts in 2012 in the Town of



Dalton. According to the ResilientMass Plan, the emerald ash borer can kill an ash tree in three years.

- Asian Longhorned Beetle (non-native pest) was first discovered in the United States in Brooklyn, NY in 1996 and has since been found in a handful of states. According to the ResilientMass Plan, an outbreak of Asian long-horned beetles in Worcester in 2008 destroyed nearly 30,000 trees; and the species has the potential to cause more damage than Dutch elm disease, chestnut blight and gypsy moths combined.
- Winter Moth (non-native pest) is an invasive insect that can wreak havoc on trees. Introduced into the United States from Europe via Canada, the moth is most commonly observed in late fall and early winter as a whitish adult moth; and in spring as a tiny green caterpillar.

Location

The entire Commonwealth is vulnerable to invasive species. Types of species can vary by location, elevation, ecosystem, and habitat type, as well as land and water use. Furthermore, the ability of invasive species to travel distances (either via natural mechanisms or accidental human interference) allows these species to propagate rapidly over a large geographic area. Similarly, in open freshwater and marine ecosystems, invasive species can quickly spread once introduced, as there are generally no physical barriers to prevent establishment, outside of physiological tolerances, and multiple opportunities for transport to new locations (by boats, for example). The entire geographic area of Holyoke is believed at risk for invasive species propagation.

Previous Occurrences

Invasive species do not represent a singular event but rather an ongoing or emerging problem, so it is difficult to measure the frequency of occurrences. A comprehensive list of invasives can be found on the Massachusetts Invasive Plants Advisory Group website²⁸.

Invasives of current concern to forest health in Hampden County²⁹ are reportedly:

- Spongy Moth
- Hemlock Woolly Adelgid
- Southern Pine Beetle
- Emerald Ash Borer
- White Pine Needlecast

The annual budget to address invasive species in Massachusetts³⁰ has fluctuated over time but, in general, appears to have decreased. This likely implies a lack of resources rather than a decrease in risk. The following table depicts the budget over the past few years.

Table 33. Statewide Budgets for Addressing Invasive Species.

FY Year	Budget
2022	\$277,838
2021	\$146,348
2020	\$4,150,000
2019	\$3,831,135
2018	\$4,347,000
2017	\$6,046,870

Overall, the City is concerned about Spotted Lantern Fly, Emerald ash borer impacts (dead ash trees) along Main Street, and Chinese water chestnut in the Connecticut River. HG&E recently worked with the Connecticut River Conservancy on a benthic barrier project on the Third Canal and removal efforts related to water chestnut.

The City of Holyoke Open Space and Recreation Plan 2019-2025 provides more detail. The plan notes that invasive plant species and the hemlock woolly adelgid pose a threat to the northern hardwood (hemlock and white pine) forest that dominates much of Mount Tom and some areas along the Connecticut River. The Plan further notes that “continuing ongoing efforts to remove invasive species from Log Pond Cove would help restore ecological integrity to an important water resource in eastern Holyoke.” Invasive plants are also a concern in

²⁸ <https://www.massnrc.org/mipag/invasive.htm>
²⁹ <https://www.mass.gov/service-details/current-forest-health-threats>
³⁰ <https://budget.digital.mass.gov/summary/fy22/enacted/energy-and-environmental-affairs/environmental-affairs/20000100>.



Lake Bray, which is shallow on each end and provides ample opportunity for plants to root in the bottom sediment. Other lakes/ponds in Holyoke are eutrophic, meaning they have experienced a high level of nutrient enrichment due largely to human activity such as fertilizing lawns which fuels aquatic plant growth. Aquatic weeds require ongoing management, typically with aquatic herbicides.

The Open Space and Recreation Plan recommends the development of invasive species management plans for Log Pond Cove and watershed properties. Invasive species are believed well established in the City's landscape, and eradication is believed an unrealistic goal. The Open Space and Recreation Plan encourages focusing on protecting priority lands with recreation and conservation value from new invasive species along with targeted management of invasive species where they threaten sensitive resources or intact ecosystems.

Extent

MIPAG recognizes 74 plant species as "Invasive," "Likely Invasive," or "Potentially Invasive." The criteria for an "Invasive" species are listed below; the other assigned categories are associated with lower scores on the criteria checklist. The criteria for invasive animal species are less well-defined, but many of the same characteristics (including a non-Massachusetts origin and the ability to out-compete native species) are similar. In order to be considered "Invasive" by MIPAG, a plant species must meet the following complex set of criteria:

1. Be nonindigenous to Massachusetts.
2. Have the biologic potential for rapid and widespread dispersion and establishment in minimally managed habitats.
3. Have the biologic potential for dispersing over spatial gaps away from the site of introduction.
4. Have the biologic potential for existing in high numbers away from intensively managed artificial habitats.
5. Be naturalized in Massachusetts (persists without cultivation in Massachusetts).

If a species meets criteria 1–4 and criterion 5, it may be considered "invasive" or "likely invasive" in Massachusetts, and thus requiring consideration of additional criteria:

6. The species is widespread in Massachusetts, or common in a region or habitat type(s) in the state.
7. The species has many occurrences in Massachusetts that have high numbers of individuals in minimally managed habitats.
8. The species is able to outcompete other species in the same natural plant community.
9. The species has the potential for rapid growth, for high seed or propagule production and dissemination, and for establishment in natural plant communities.

If a species meets the initial five criteria and criteria 6–9 at this time, it may be considered an "invasive" species in Massachusetts. If a species meets the initial five criteria but does not meet all of criteria 6-9 at this time, it may be considered a "likely invasive" if it also meets at least one of the following three criteria:

10. The species has at least one occurrence in Massachusetts that has high numbers of individuals forming dense stands in minimally managed habitats.
11. The species has the potential, based on its biology, colonization history outside its native range, and likelihood of range expansion or change in biologic potential from climate change predictions, to become invasive in Massachusetts.
12. The species is acknowledged to be invasive in nearby states, but its status in Massachusetts is unknown or unclear. This may result from lack of field experience with the species or from difficulty in species determination or taxonomy.

If the species meets the basic criteria for invasiveness (criteria 1–4) but is not naturalized in Massachusetts (criterion 5), the species may be considered "potentially invasive" in Massachusetts if it meets the following three criteria (criteria 13–15):

13. The species, if it becomes naturalized in Massachusetts, based on its biology and biologic potential, would pose an imminent threat to the biodiversity of Massachusetts and
14. Its naturalization in Massachusetts is anticipated, and
15. The species has a documented history of invasiveness in other areas outside its native range including expansion of range and/or change in biological potential from climate change predictions

The MIPAG has developed a list of Early Detection plant species according to an established set of criteria that includes MIPAG classification as an *invasive, likely invasive, or potentially invasive* ecological threat and one of these three criteria: *limited prevalence in Massachusetts, partial containment potential, or public health threat*. The Early Detection table includes the documented distribution of a species by county.

Table 34. Early Detection Information for Addressing Invasive Species.

Species	Common Name	Current County of Distribution (November 2010)
<i>Arthraxon hispidus</i>	Hairy joint grass; jointhead; small carpetgrass	Franklin (historically)
This species is not currently known in Massachusetts; it was last collected in Deerfield in 1973. This is an annual grass that co-occurs with Japanese stilt grass further south.		
<i>Butomus umbellatus</i>	Flowering rush	Essex, Norfolk
<i>Butomus umbellatus</i> is an aquatic perennial herb which reproduces by seed dispersal or vegetatively by bulbils		
<i>Carex kobomugi</i>	Japanese sedge; Asiatic sand sedge	Barnstable (historically)
Native to northeastern Asia, <i>Carex kobomugi</i> is an invasive plant that invades coastal sand dunes and can outcompete native dune-binding grasses. This species was last collected in 1973.		
<i>Egeria densa</i>	Brazilian waterweed; Brazilian elodea	Essex, Norfolk, Norfolk, Plymouth, Worcester

Species	Common Name	Current County of Distribution (November 2010)
This species is often confused with <i>Hydrilla</i> and native <i>Elodea</i> spp. but has larger, nickel-sized flowers. This is a submerged aquatic species whose rapid growth often leads to dense mats on the water surface, which crowds out native plants and damages fish and aquatic habitat. The mats can also impede boat traffic.		
<i>Glyceria maxima</i>	Tall mannagrass; reed mannagrass	Essex
This perennial grass invades low shrub-swamps and other wetlands.		
<i>Heracleum mantegazzianum</i>	Giant hogweed	Berkshire, Franklin, Hampden, Hampshire, Norfolk, Norfolk, Suffolk, Worcester
Giant hogweed is a federal noxious weed that is currently being eradicated under the USDA's authority. This is a perennial herb that can cause painful burns and permanent scarring to humans if they touch the plant.		
<i>Hydrilla verticillata</i>	Hydrilla; water-thyme; Florida elodea	Barnstable, Plymouth, Worcester
<i>Hydrilla</i> is an invasive non-native submerged plant. This plant grows and reproduces rapidly, displacing native species, hampering recreational uses, and slowing water flow. Hydrilla, once established, can replace native vegetation and affect fish populations.		
<i>Myriophyllum aquaticum</i>	Parrot-feather; water-feather; Brazilian watermilfoil	Norfolk
Parrot-feather is a perennial aquatic plant native to South America. This plant typically grows in freshwater, with a preference for areas with high nutrient contents. Parrot-feather has been introduced worldwide for use in indoor and outdoor aquaria.		
<i>Nymphoides peltata</i>	Yellow floating heart	Hampden, Norfolk, Worcester
Yellow floating heart is native to Asia and now is found in over 15 states in the U.S. This plant forms dense mats on the water surface, restricting light penetration into the water and decreasing air exchange between the water's surface and the atmosphere. Algae can be shaded out by this plant, resulting in food chain disruptions for an entire lake.		

Species	Common Name	Current County of Distribution (November 2010)
<i>Persicaria perfoliata</i> syn.: <i>Polygonum perfoliatum</i>	Mile-a-minute vine or weed; Asiatic tearthumb	Barnstable, Essex, Franklin, Norfolk, Plymouth, Suffolk
Mile-a-minute vine is a barbed vine that can grow up to 6 inches a day. This vine smothers other herbaceous plants, shrubs, and even trees by growing over them and blocking their access to sunlight.		
<i>Peuraria montana</i> ssp. <i>lobata</i>	Kudzu; Japanese arrowroot	Barnstable, Bristol, Essex, Norfolk, Plymouth, County
Kudzu is native to Japan and southeast China and was introduced to the U.S. during the Philadelphia Centennial Exposition in 1876. Once established, kudzu can grow at a rate of a foot per day, with mature vines as long as 100 feet.		
<i>Senecio jacobaea</i>	Tansy ragwort; stinking Willie; stinking Billy	Essex County Suffolk County Norfolk County
This biennial herb is a weedy plant that infests woodlands, pastures, and hayfields. This plant is toxic to all classes of livestock but most toxic to cattle and horses. The plant can cause chronic liver disease, and affected animals usually die within a few weeks after ingesting it		
<i>Trapa natans</i>	Water chestnut	Berkshire, Bristol, Essex, Franklin, Hamden, Hampshire, Norfolk, Suffolk, Worcester
Water chestnut is an annual aquatic species with both floating and submerged leaves.		

For the non-native aquatic species in Lake Bray and other city ponds, plus the presence of other common invasive species Japanese knotweed, multiflora rose, glossy buckthorn, *Phragmites*, and oriental bittersweet, the classification systems presented in this section such as the MIPAG early detection resources are appropriate for Holyoke. Additionally, Massachusetts DCR maintains online resources and fact sheets may be useful for Holyoke. The Commonwealth does not have specific classification systems for invasive insects. Future updates of this plan will continue to check for guidance from DCR, MEMA, and other agencies.

Probability of Future Events

Once established, invasive species often escape notice for years or decades. Introduced species that initially escaped many decades ago are only now being recognized as invasives. Because these species can occur anywhere (on public or private property), new invasive species often escape notice until they are widespread, and eradication is impractical. As a result, early and coordinated action between public and private landholders is critical to preventing widespread damage from an invasive species.

The USDA Animal and Plant Health Inspection Service (APHIS) manages the Plant Protection and Quarantine (PPQ) Program which safeguards U.S. agriculture and natural resources from the introduction, establishment, and spread of plant pests and noxious weeds. PPQ is the lead federal agency for plant health emergencies and works closely with federal, state, and local agencies; universities; industries; and private entities in developing and implementing science-based framework designed to protect against invasive pests and diseases.

Massachusetts has a variety of laws and regulations in place that attempt to mitigate the impacts of these species. The Department of Agricultural Resources (DAR) maintains a list of prohibited plants for the state, which includes federally noxious weeds as well as invasive plants recommended by MIPAG and approved for listing by DAR. Species on the DAR list are regulated with prohibitions on importation, propagation, purchase, and sale in the Commonwealth. Additionally, the Massachusetts Wetlands Protection Act (310 CMR 10.00) includes language requiring all activities covered by the Act to account for, and take steps to prevent, the introduction or propagation of invasive species.

In 2002, Massachusetts passed an Aquatic Invasive Species Management Plan, making the Commonwealth eligible for federal funds to support and implement the plan through the federal Aquatic Nuisance Prevention and Control Act. MassDEP, DCR, the Massachusetts Office of Coastal Zone Management (MassCZM), and Massachusetts Institute of Technology Sea Grant College Program are part of the Northeast Aquatic Nuisance Species Panel, which was established under the federal



Aquatic Nuisance Species Task Force. This panel allows managers and researchers to exchange information and coordinate efforts on the management of aquatic invasive species. The Commonwealth also has several resources pertaining to terrestrial invasive species, such as the Massachusetts Introduced Pest Outreach Project, although a strategic management plan has not yet been prepared for these species. All these efforts are aimed at reducing the probability of future occurrences.

Notwithstanding the above efforts, the presence of invasive species is ongoing, and it is difficult to quantify the future frequency of these occurrences. Increased rates of global trade and travel have created many new pathways for the dispersion of exotic species. As a result, the frequency with which these threats have been introduced has increased significantly. Increased international trade in ornamental plants is particularly concerning because many of the invasive plant species in the U.S. were originally imported as ornamentals. Furthermore, they are expected to be an increasing problem due to a changing climate and projected increases in non-native plant and animal infestations. For this reason and based on the fact invasive species are already an ongoing issue for the region, this hazard has been assigned a probability of highly likely.

Vulnerability Assessment

Exposure

The entire City of Holyoke has the potential to be exposed to invasive pests and vegetation. Climate change will make the area more attractive to pests and vegetation that have not been found there traditionally.

Built Environment Impacts

Although the built environment is not as susceptible to pests as the natural environment, it can help spread invasive species. This includes trains and vehicles that could move the species from one location to another. Trees, which are damaged or killed by invasive pests, can become hazards to people, property, utility lines, and roadways when they fall. Many dead trees in one area can also become fuel for wildfires interconnecting the two hazards.

Population Impacts

The direct population impacts are minimal. However, the indirect impacts could affect livelihoods.

Environment Impacts

Most of the natural features in the city have some susceptible pests including the parks and other forested areas. Trees that have been damaged by other events such as fire, wind, flooding, and animal browsing are more susceptible to diseases and pests. Certain species of trees are more susceptible based on the need of the damaging organism.

Problem Statements for Invasive Species

The following table presents the problem statements related to invasive species in Holyoke.

Table 35. Problem Statements for Invasive Species.

Assets	Problems Associated with Invasive Species
People (including underserved communities and socially vulnerable populations)	• None apparent or projected.
Structures (including facilities, lifelines, and critical infrastructure)	• None apparent or projected.
Systems (including networks and capabilities)	• DPW and HG&E resources have been needed to address dead trees and water chestnut in the river and canals.
Natural, historic, and cultural resources	• The City is concerned with Spotted Lantern Fly, Emerald ash borer impacts (dead ash trees), and water chestnut in the Connecticut River and canals.
Activities that have value to the community	• Recreational activities may be adversely impacted, depending on location, and especially in parks and natural areas.



**PRIMARY CLIMATE CHANGE INTERACTION:
EXTREME WEATHER EVENTS**

Hurricanes and Tropical Storms

Flooding in Massachusetts is often the direct result of tropical storms and hurricanes. These powerful storms can also cause significant widespread damage due to high winds. The impacts from high winds are the primary concern of this section.

Description

Tropical cyclones (tropical depressions, tropical storms, and hurricanes) that affect New England form over the warm, moist waters of the Atlantic Ocean, Caribbean Sea, and Gulf of Mexico. Tropical systems customarily come from a southerly direction and when they accelerate up the East Coast of the U.S., most take on a distinct appearance that is different from a typical hurricane. Although rain is often limited in the areas south and east of the track of the storm, these areas can incur the worst winds and storm surge. Dangerous flooding occurs most often to the north and west of the track of the storm. An additional threat associated with a tropical system making landfall is the possibility of tornado generation. Tornadoes would generally occur in the outer bands to the north and east of the storm, a few hours to as much as 15 hours prior to landfall.

Hurricane season runs from June 1 to November 30. In New England, these storms are most likely to occur in August, September, and the first half of October. The ResilientMass Plan notes that this is due in large part to the fact that it takes a considerable amount of time for the waters south of Long Island to warm to the temperature necessary to sustain the storms this far north. Also, as the region progresses deeper into the fall months, the upper-level jet stream steering winds might flow from the Great Lakes southward to the Gulf States and then back northward up the eastern seaboard. This pattern is conducive for capturing a tropical system over the Bahamas and accelerating it northward.

Location

Tropical storms and hurricanes can affect the entirety of Massachusetts, including the geographic extent of Holyoke.

Previous Occurrences

Historical tropical system tracks near and through Holyoke are depicted below. This mapping is available from NOAA and updated continuously.

The ResilientMass Plan notes that tropical storms and hurricanes occur somewhat regularly in Massachusetts. Recent notable events include Tropical Storm Isaias (2020), Tropical Depression Henri (2021), and Tropical Storm Elsa (2021), two of which (Isaias and Elsa) also resulted in USDA disaster declarations for Hampden County.

As noted elsewhere, this Plan update relies primarily on a ten-year lookback (2014 through 2023) ending with the date of plan development. During that ten-year period, only one Massachusetts emergency declaration (Storm Lee of September 2023) was associated with a tropical system, but it is not yet in the NCEI database of severe storms for Hampden County. Three events related to tropical storms are listed during this time period in the NCEI database¹⁵ as presented in the following table, although only one was classified as a tropical storm.

Table 36. NCEI Severe Storm Database Entries Covering Tropical Storms in Hampden County.

Date	Description
10/29/17	<i>Strong Wind.</i> The remnants of Tropical Storm Phillipe merged with a mid-latitude system creating an area of low pressure moving north through New York on the 29th. The system generated damaging winds, especially in Eastern Massachusetts. Tropical moisture contributed to heavy downpours with one to five inches of rain reported. \$3,000 in damages were reported in Hampden County.
8/4/20	<i>Tropical Storm.</i> Tropical Storm Isaias moved from coastal Virginia eastern New York state, near the Connecticut/Massachusetts border on Tuesday, August 4. As the storm reached the New York City area, southerly winds were maximizing across southern New England, causing widespread wind damage mainly between 3 PM and 530 PM EDT. Numerous trees were downed, as well as power lines, causing power outages. Damages of \$73,000 were reported across Hampden County.



Date	Description
8/22/21	<i>Flood.</i> Tropical Storm Henri made landfall in southwest Rhode Island around noon on August 22nd, then moved slowly northwestward across northern Connecticut and weakened. Henri brought strong wind gusts and flash flooding. The strongest gusts -- to 70 mph -- occurred along the Rhode Island coast. The worst flash flooding occurred in northeast Connecticut. As the remnants of Henri moved eastward across southern New England on August 23rd, it spawned three tornadoes and a waterspout in MA and also it caused some renewed flooding. The highest rainfall totals over the two-day period ranged from 5 to 6 inches in Hartford and Tolland Counties in northern Connecticut and in Franklin, Hampshire, and Hampden Counties in western Massachusetts. \$10,000 in damages were reported in Hampden County.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. The line items related to tropical storms in Hampden County are listed below.

Table 37. USDA Disaster Events That Refer to Tropical Storms.

Year	Event	Event "Begin Dates"
2021	Tropical storm Elsa	7/9/2021
2020	Tropical storm Isaias	8/4/2020

Holyoke was only moderately impacted by the tropical and post-tropical storm systems listed above. The storm tracks of 2021 are illustrated on the following graphic. Tropical Storm Henri tracked very close to Holyoke.

Even without the presence of a catastrophic hurricane striking Holyoke recently, less severe tropical storms and remnants such as those described above have created disruptions and necessitated public expenditures to deal with outages and debris.

Extent

The Beaufort Wind Scale is reportedly one of the first scales to estimate and characterize wind speeds. It was developed in 1805 to help sailors estimate winds via visual observations. The scale ranges from zero ("seas

like a mirror") to 12 ("hurricane"). The Beaufort scale is still used today to estimate wind strengths, but is more common in coastal communities with frontage along the open ocean or large bays. The scale has been used only seldom in Holyoke but it nevertheless available for use.

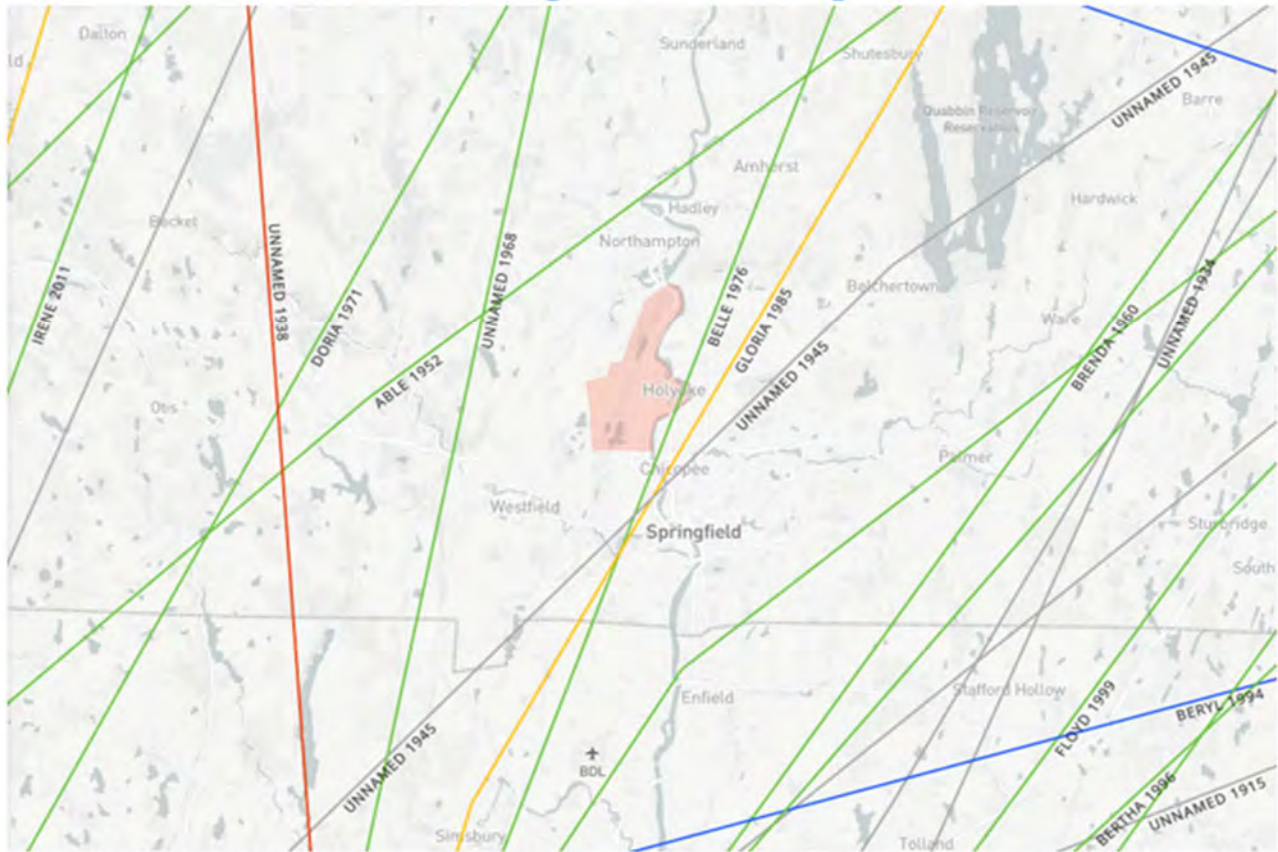
Hurricanes are measured according to the Saffir-Simpson scale (Table 38 below), which categorizes or rates hurricanes from 1 (minimal) to 5 (catastrophic) based on their intensity. This is used to give an estimate of the potential property damage and flooding expected along the coast from a hurricane landfall. Wind speed is the determining factor in the scale, inherently leaving out any measure of precipitation and flooding.

Tropical storms and tropical depressions, while generally less dangerous than hurricanes, can be deadly. The winds of tropical depressions and tropical storms are usually not the greatest threat; rather, the rains, flooding, and severe weather associated with the tropical storms are what customarily cause more significant problems. Nevertheless, serious power outages can also be associated with these types of events.

The NWS issues a hurricane warning when sustained winds of 74 mph or higher are expected in a specified area in association with a tropical, subtropical, or post-tropical cyclone. A warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds. A hurricane watch is announced when sustained winds of 74 mph or higher are possible within the specified area in association with a tropical, subtropical, or post-tropical cyclone. A watch is issued 48 hours in advance of the anticipated onset of tropical-storm-force winds (NWS, 2013).

The Saffir-Simpson scale and the NWS watch/warning products are applicable to all tropical storms and hurricanes that may strike Holyoke, as they are used throughout Massachusetts on a routine basis and appropriately characterized the previous storms that posed risks to Holyoke.

Historical Tropical Storm Tracks in the City of Holyoke

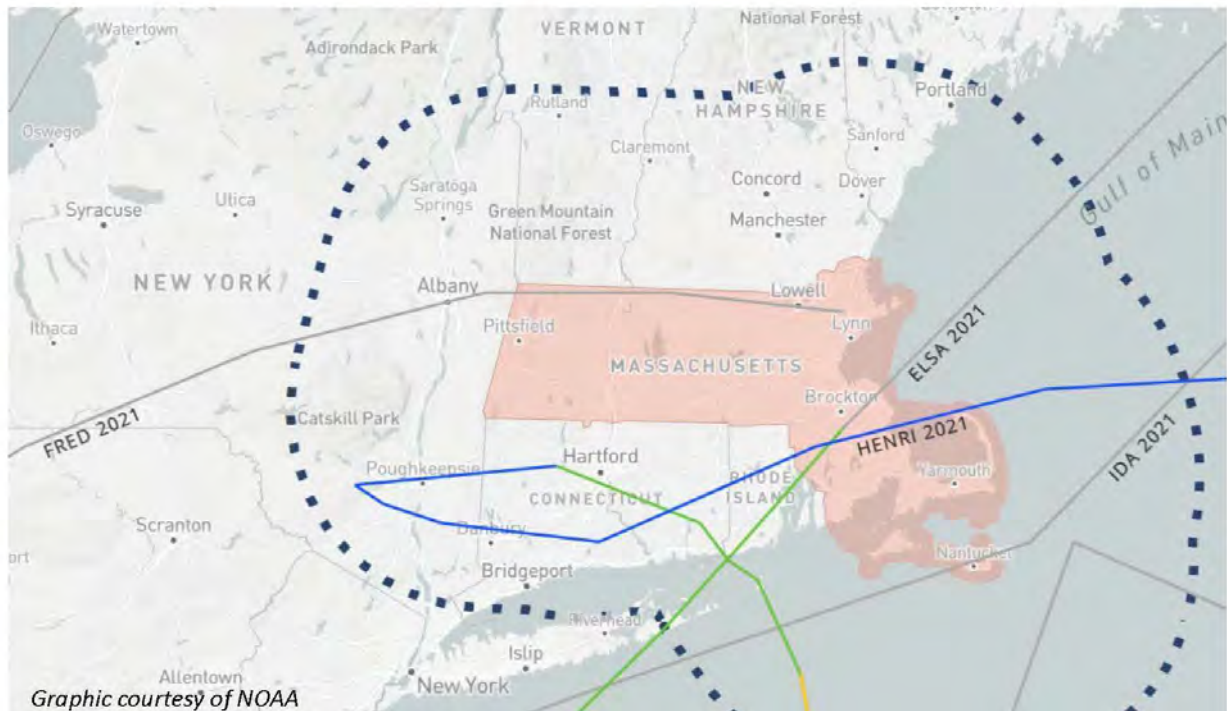


Graphic courtesy of NOAA

A number of tropical storms and hurricanes have passed near or through Holyoke since recordkeeping began. Unnamed storms crossed through the city in 1900, 1924, 1934, 1945, and 1968, and named Tropical Storms and Hurricanes in 1952 (Able), 1960 (Brenda), 1971 (Doria), 1976 (Belle), 1985 (Gloria – Category 1), 1999 (Floyd), and 2011 (Irene) caused significant wind damage and many resulted in flooding. The Great New England Hurricane of 1938 was a Category 3 storm as it passed west of the city, causing significant damage with its strong winds and was the strongest hurricane to affect New England at that time.

Figure 19. Historical Tropical Storm Tracks in Holyoke

Impacts of the 2021 Hurricane Season on Massachusetts



T.S. Elsa crossed eastern Massachusetts on July 9, delivering wind and flooding rains while transitioning to an extratropical storm later that day. Approximately 2 to 4 inches of rain were recorded in many towns. MBTA commuter rail trains were delayed on the Worcester line due to flooding, and Route 146 was flooded. About 11,000 Eversource customers in Massachusetts lost power.

Extratropical Storm Fred crossed northern Massachusetts lengthwise on August 19 and 20, delivering flooding rains to parts of southern New England. Flooding in Massachusetts was worst in the Worcester area. Approximately 2 to 4 inches of rain were recorded in many towns.

T.D. Henri crossed eastern Massachusetts on August 24, delivering flooding rains to parts of southern New England. Prior to crossing Massachusetts, the storm looped through Connecticut and New York on August 22-24. The path and slow movement of the storm contributed to widespread flooding in all three states, made worse due to the conditions caused by storm Fred only a few days before. Approximately 1 to 4.5 inches of rain were recorded in many towns. About 12,000 Eversource customers in Massachusetts lost power.

Extratropical Storm Ida passed south of New England and crossed Nantucket on September 2, delivering flooding rains to parts of southern New England. The precipitation from Ida was more intense than expected, and it caused widespread flooding. Approximately 2 to 6 inches of rain were recorded in many towns. About 4,000 people in Massachusetts lost power.

Figure 20. Tracks for Tropical Storms that Impacted Massachusetts 2021.

Table 38. Saffir-Simpson Hurricane Wind Scale.

Sustained Winds		Types of Damage Due to Hurricane Winds
1	74-95 mph 64-82 kt 119-153 km/h	Damaging winds will produce some damage: Well-constructed framed homes could have damage to roof, shingles, vinyl siding, and gutters. Large branches of trees will snap, and shallow-rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph 83-95 kt 154-177 km/h	Very strong, damaging winds will cause widespread damage: Well-constructed framed homes could sustain major roof and siding damage. Many shallow-rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (major)	111-129 mph 96-112 kt 178-208 km/h	Dangerous winds will cause extensive damage: Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	130-156 mph 113-136 kt 209-251 km/h	Extremely dangerous winds will cause devastating damage: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (major)	157 mph or higher 137 kt or higher 252 km/h or higher	Catastrophic damage will occur: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

Source: National Hurricane Center, NOAA

Probability of Future Events

The ResilientMass Plan explains that Massachusetts experiences a tropical storm or hurricane about once every two years on average, with NOAA estimating the recurrence of any category hurricane between 13 to 30 years, and a Category 3 hurricane occurrence every 50 to 60 years.

Some researchers have suggested that the intensity of tropical cyclones has increased over the last 40 years, with some believing that there is a connection between this increase in intensity and climate change. While most climate simulations agree that greenhouse warming enhances the frequency and intensity of tropical storms, models of the climate system are still limited by resolution and computational ability. Given the history of major storms and the possibility of increased frequency and intensity of tropical storms due to climate change, it is prudent to expect that there will be hurricanes impacting Holyoke in the future that may be of greater frequency and intensity than in the past.

Vulnerability Assessment

Exposure

High winds and heavy rain and/or hail associated with hurricanes and tropical storms can cause damage to utilities, structures, roads, trees (potentially causing vehicle accidents) and injuries and death. Other associated concerns are debris management issues including debris removal and identification of disposal sites. All assets in Holyoke should be considered exposed to high winds.

Built Environment Impacts

To identify built environment impacts to the city resulting from wind damage, FEMA's risk assessment software, Hazus, was implemented. Probabilistic scenarios for wind speed were performed as presented in the following tables.

Table 39. Hazus Structure Damage

Return Period (Years)	Number of Structures				
	No Damage	Minor Damage	Moderate Damage	Severe Damage	Destruction
10	9,322	0	0	0	0
20	9,311	11	0	0	0
50	9,251	67	4	0	0
100	9,036	258	27	1	0
200	8,570	655	93	3	1
500	7,737	1,294	265	13	13
1,000	7,102	1,706	450	32	32

While the damage from a 10-year event is negligible, the estimated damage increases significantly with lower frequency, stronger wind events. The data in the table above was used to calculate the expected average annual loss due to wind damage in Holyoke. The City's Average Annual Loss (AAL) due to wind damage is calculated to be \$947,224.

During events with high windspeeds, it is important to maintain the building envelope during the event. If a window or door fails, damage to the structure will be much greater. Buildings that are permanently open with bays or open sides are particularly susceptible to wind damage since the building envelope can't be maintained. Such structures include pavilions and gazebos.

Table 40. Hazus Debris Generated

Return Period (Years)	Tons of Debris			
	Tree Debris	Brick / Wood	Concrete	Total
10	0	0	0	0
20	35	5	0	40
50	274	477	0	751
100	111	1,673	0	2,784
200	1,810	3,921	4	5,735
500	2,758	8,475	18	11,251
1,000	3,500	13,134	91	16,725

Population Impacts

Populations considered most vulnerable to hurricane and tropical storm impacts in Holyoke are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and

the location and construction quality of their housing. The senior and low-income populations in Holyoke are particularly susceptible to extreme winds and it should be noted that there may be overlap within the two categories. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

For the probabilistic events, Hazus predicts that there will be one displaced household requiring shelter for two people under the 500-year wind event, and 5 displaced households requiring shelter for 5 people under the 1,000-year wind event. However, it is important to note that this is just sheltering due to direct wind damage; sheltering requirements due to widespread power outages under large wind event may be significantly greater.

Environment Impacts

Hurricanes can cause damage to parks, watershed lands, and other natural areas. Some areas of the city may be out of service until trees are removed to restore access.

Table 41. Hazus Economic Loss Estimates

Return Period (Years)	Property Damage	Business Interruption	Total
10	<\$0.1 M	<\$0.1 M	<\$0.1 M
20	\$0.5 M	<\$0.1 M	\$0.5 M
50	\$5.6 M	<\$0.1 M	\$5.7 M
100	\$17.4 M	\$1.8 M	\$19.2M
200	\$40.0 M	\$4.9 M	\$44.9 M
500	\$91.5 M	\$14.4 M	\$105.9 M
1,000	\$154.1 M	\$24.5 M	\$178.6 M

M = Million

Problem Statements for Hurricanes/Tropical Storms

The following table presents the problem statements related to hurricane and tropical storms in Holyoke.

Table 42. Problem Statements for Hurricanes/Tropical Storms.

Assets	Problems Associated with Hurricanes and Tropical Storms
People (including underserved communities and socially vulnerable populations)	Vulnerable populations may need to be evacuated and could be displaced from their homes.
Structures (including facilities, lifelines, and critical infrastructure)	- Wind may cause trees to fall into structures, infrastructure, and roadways. - Wind damage to wind-susceptible buildings such as carports, greenhouses, pavilions, gazebos, and open-walled buildings. Additional damage to commercial buildings with HVAC located on roofs. - The electric grid may go down during high wind event.
Systems (including networks and capabilities)	First responders may have difficulty reaching people if roads are closed due to tree debris.
Natural, historic, and cultural resources	Historic buildings may experience damage during high wind events, especially the roofing and windows. Water entering these buildings could impact important historic and cultural artifacts.
Activities that have value to the community	A severe hurricane wind and rain event could negatively impact outdoor activities in the city.

Severe Winter Storms

Severe winter storms include ice storms, nor'easters, heavy snow, blowing snow, and other extreme forms of winter precipitation. These are often accompanied by very low temperatures, which were previously addressed.

Description

Blizzard: A blizzard is a winter snowstorm with sustained or frequent wind gusts to 35 mph or more, accompanied by blowing snow that reduces visibility to or below a quarter of a mile (NWS, 2018). These conditions must be the predominant condition over a 3-hour period. Extremely cold temperatures are often associated with blizzard conditions but are not a formal part of the definition. However, the hazard created by the combination of snow, wind, and low visibility increases significantly with temperatures below 20°F. A severe blizzard is categorized as having temperatures near or below 10°F, winds exceeding 45 mph, and visibility reduced by snow to near zero.

Storm systems powerful enough to cause blizzards usually form when the jet stream dips far to the south, allowing cold air from the north to clash with warm air from the south. Blizzard conditions often develop on the northwest side of an intense storm system. The difference between the lower pressure in the storm and the higher pressure to the west creates a tight pressure gradient, resulting in strong winds and extreme conditions due to the blowing snow. Blowing snow is wind-driven snow that reduces visibility to 6 miles or less, causing significant drifting. Blowing snow may be snow that is falling and/or loose snow on the ground picked up by the wind.

Ice Storms: Ice storm conditions are defined by liquid rain falling and freezing on contact with cold objects, creating ice buildups of one-fourth of an inch or more. These can cause severe damage to vegetation, utilities, and structures. An ice storm warning, which is now included in the criteria for a winter storm warning, is issued when a half inch or more of accretion of freezing rain is expected. This may lead to dangerous walking or driving conditions and the pulling down of power lines and trees.

Ice pellets are another form of freezing precipitation, formed when snowflakes melt into raindrops as they pass through a thin layer of warmer air. The raindrops then refreeze into particles of ice when they fall into a layer of subfreezing air near the surface of the earth. Finally, sleet occurs when raindrops fall into subfreezing air thick enough that the raindrops refreeze into ice

before hitting the ground. The difference between sleet and hail is that sleet is a wintertime phenomenon whereas hail falls from convective clouds (usually thunderstorms), often during the warm spring and summer months.

Nor'easters: A nor'easter is a storm that occurs along the East Coast of North America. A nor'easter is characterized by a large counterclockwise wind circulation around a low-pressure center that often results in heavy snow, high winds, and rain. A nor'easter gets its name from its continuously strong northeasterly winds blowing in from the ocean ahead of the storm and over the coastal areas.

Nor'easters are among winter's most ferocious storms. These winter weather events are notorious for producing heavy snow, rain, and oversized waves that crash onto Atlantic beaches, often causing beach erosion and structural damage. These storms occur most often in late fall and early winter. The storm radius is often as much as 100 miles, and nor'easters often sit stationary for several days, affecting multiple tide cycles and causing extended heavy precipitation. Sustained wind speeds of 20 to 40 mph are common during a nor'easter, with short-term wind speeds gusting up to 50 to 60 mph.

Location

Although the entire Commonwealth may be considered at risk to the hazard of severe winter storms, higher snow accumulations appear to be prevalent at higher elevations in Western and Central Massachusetts, and along the coast where snowfall can be enhanced by additional ocean moisture. Ice storms occur most frequently in the higher-elevation portions of Western and Central Massachusetts. Coastal communities of the Commonwealth are more susceptible to the impacts of a Nor'easter, which can bring heavy snow. Overall, winter storms can affect the entirety of Massachusetts, including the geographic extent of Holyoke.

Previous Occurrences

Winter storms occur somewhat regularly in Massachusetts. Seven of the FEMA-declared disasters in Massachusetts from 2011 through 2023 were associated

with winter storms, with two effective in Hampden County:

- Massachusetts Severe Winter Storm, Snowstorm, and Flooding (DR-4110-MA)
Incident Period: Feb. 8, 2013 – Feb. 9, 2013
PA reimbursements eligible for entire state
- Massachusetts Nor'easter (DR-4051-MA and EM-3343-MA)
Incident Period: Oct. 29, 2011 – Nov. 7, 2011
PA reimbursements eligible for Hampden County

These were likewise subject to concurrent emergency declarations in Massachusetts. The PA assistance reimbursements associated with the above declarations totaled approximately \$4,525,455 for the City of Holyoke. This indicates that severe winter storms comprise a very significant public expenditure.

The NOAA Storm Events database¹⁵ for Hampden County lists many severe winter storm events impacting the Holyoke area for the period 2014-2023. A selection of events is provided below, including some of the disasters listed above.

Table 43. NCEI Severe Storm Database Entries Covering Winter Storms in Holyoke.

Date	Description
2/8/13	<i>Blizzard.</i> An historic winter storm deposited tremendous amounts of snow over all of southern New England, mainly from the mid-afternoon on Friday, February 8 and lasting into the daylight hours of Saturday, February 9. Most locations received 2 to 2.5 feet of snow.
11/26/14	<i>Heavy Snow.</i> A strong coastal storm moved up the east coast and over Nantucket bringing a heavy wet snow to much of the area. This resulted in tree damage and scattered power outages across the region. Four to eight inches of snow fell across eastern Hampden County. The heavy wet snow brought trees down in Holyoke, Southwick, and Springfield. \$30,000 in damages were reported across these areas.
10/30/20	<i>Winter Weather.</i> This was a rapidly moving upper level low and its associated upper jet max, which moved northeastward from the



Date	Description
	Mississippi Valley and low pressure again passed to the south of New England. Cold air was streaming into the region from the north. The result was some heavy, wet snow across the region, with many areas receiving 3 to 6 inches. The weight of the snow caused scattered tree and power line damage. In eastern Hampden County, snowfall totals generally ranged from 2 to 4 inches. In Holyoke at 1040 AM EDT, there was a report of a downed tree on Southampton Road, due to the weight of the snow. \$500 in damage was reported.
2/27/23	Heavy Snow. Snowfall generally ranged from 6 to 9 inches, with 7 inches reported in Holyoke.
3/13/23	Heavy Snow. Strong low pressure meandered just off the southeast coast of New England from late on the 13th to early on the 15 th . In its wake, it produced 2 to 3+ feet of snow in northern and western MA. Lesser amounts of 6-12 were common over interior lower elevations. Generally, 4.5 to 9 inches of snow fell in eastern Hampden County. In Holyoke at 512 AM on the 14th, a tree was down on Rock Valley Road. \$46,000 in damage was reported in the area.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. The USDA has not declared disasters related to winter storms in Hampden County since before 2014.

Extent

Snowfall is a component of multiple hazards, including nor'easters and severe winter storms. Two scores, the *Regional Snowfall Index (RSI)* and the *NESIS*, are described in this section.

Table 44. RSI Scale.

Category	RSI Value	Event Description
1	1 to 3	Notable
2	3 to 6	Significant
3	6 to 10	Major
4	10 to 18	Crippling
5	18+	Extreme

Source: NOAA

Since 2005, the RSI has become the descriptor of choice for measuring winter events that impact the eastern two-thirds of the U.S. The RSI ranks snowstorm impacts on a scale system from 1 to 5. The RSI is like the Fujita scale for tornadoes or the Saffir-Simpson scale for hurricanes, except that it includes an additional variable: population. The RSI is based on the spatial extent of the storm, the amount of snowfall, and population (NOAA, n.d.).

The RSI is a regional index. Each of the six climate regions (identified by the NOAA National Centers for Environmental Information) in the eastern two-thirds of the nation has a separate index. The RSI incorporated region-specific parameters and thresholds for calculating the index. The RSI is important because, with it, a storm event and its societal impacts can be assessed within the context of a region's historical events. Snowfall thresholds in Massachusetts (in the Northeast region) are 4, 10, 20, and 30 inches of snowfall, while thresholds in the Southeast U.S. are 2, 5, 10, and 15 inches.

Prior to the use of the RSI, the Northeast Snowfall Impact Scale, developed by Paul Kocin of The Weather Channel and Louis Uccellini of the NWS, was used to characterize and rank high-impact northeast snowstorms with large areas and 10-inch snowfall accumulations and greater. In contrast to the RSI, which is a regional index, NESIS is a quasi-national index that is calibrated to Northeast snowstorms. NESIS has five categories similar to the RSI. The RSI and NESIS approaches do not include separate scales for ice storms; in general, ice storm extent is expressed on a case-by-case basis, and forecasts will provide the information needed to determine how to prepare and respond.

Meteorologists can often predict the likelihood of a severe storm or nor'easter. This can give several days of warning time. The NOAA's NWS monitors potential events and provides extensive forecasts and information several days in advance of a winter storm to help the state to prepare for the incident.

The RSI and NESIS classification systems coupled with the NWS warning systems are appropriate for Holyoke, as they have been used for many of the severe winter

storms that have occurred in the region and the community. Recent storms have not been characterized that are outside of these systems of classification.

According to some resources, the Sperry-Piltz Ice Accumulation Index (SPIA® Index) is becoming a resource for addressing ice events. The index is a copyright product with controlled distribution, according to its developers³¹ The SPIA® Index is “a forward-looking, ice accumulation and ice damage prediction index that uses an algorithm of researched parameters that, when combined with NWS forecast data, predicts the projected footprint, total ice accumulation, and resulting potential damage from approaching ice storms. It is a tool to be used for risk management and/or winter weather preparedness.” The index ranges from 0 (“minimal risk of damage to exposure utility systems”) to 5 (“catastrophic damage to entire exposure utility systems”). To date, this type of system has not been needed in Holyoke.

Probability of Future Events

The ResilientMass Plan notes that Massachusetts experiences high-impact snowstorms at approximately the rate of three per year over the past 50 years, although there is significant interannual variability in the frequency and severity of winter storms. The City of Holyoke should assume that winter storms are likely, even if the impacts of climate change will shift the timing to a shorter winter season. Heavy wet snowfall may be more common in the future. The overall probability of winter storms of all kinds, including blizzards and ice storms, is believed high.

Vulnerability Assessment

Exposure

Heavy snowfall coupled with low temperatures often results in increases in traffic accidents; disruptions in transportation, commerce, government, and education; utility outages due to falling trees, branches, and other objects; personal injuries associated with slippery surfaces and freezing temperatures; and numerous

other problems. Specific damages associated with severe winter storm (snow) events include:

- Injuries and fatalities associated with accidents, low temperatures, power loss, falling objects and accidents associated with frozen and slippery surfaces and snow accumulation
- Increases in the frequency and impact of traffic accidents, resulting in personal injuries
- Ice-related damage to trees, building and infrastructure inventory, and utilities (power lines, bridges, substations, etc.)
- Roads damaged through freeze and thaw processes
- Stress on the local shelters and emergency response infrastructure
- Lost productivity that occurs when people cannot go to work, school, or stores due to inclement conditions

The entire city should be considered exposed to the severe winter storm hazard.

Built Environment Impacts

The entire built environment of Holyoke is vulnerable to a severe winter storm. New England’s climate offers no immunity to the potential damaging effects of severe winter storms. Some minimum damage is anticipated annually, with potential extensive damage occurring about once every 10 years.

Historical data was used to determine potential losses and probabilities for severe winter storms. From 1996 until 2023, there was \$76,500 in winter storm damage in and around Holyoke according to the NCEI, for an annualized loss of \$2,732. Furthermore, FEMA Public Assistance reimbursements to the City and non-profits from 1998 to 2024 totaled \$5,128,251 (presuming reimbursements were 75% of damages), representing an annualized loss of \$197,240. Adding these two sources together, the annualized loss due to severe winter storms in Holyoke is \$199,973.

³¹ <https://spia-index.com/>



Population Impacts

As discussed above, some traffic accidents associated with storm events include injuries and in limited cases, deaths. However, the number of injuries and deaths reported for accidents is generally low. Populations considered most vulnerable to severe winter storm impacts are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. Senior and low-income populations in Holyoke are particularly susceptible and the City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

Environment Impacts

Severe winter storms can cause damage to parks and other, natural areas. Some areas of the city may be out of service until roads are cleared and trees are removed.

Problem Statements for Severe Winter Storms

The following table presents the problem statements related to severe winter storms in Holyoke.

Table 45. Problem Statements for Severe Winter Storms.

Assets	Problems Associated with Severe Winter Storms
People (including underserved communities and socially vulnerable populations)	Vulnerable populations may be stranded during a winter storm event and may not be able to travel to emergency services.
Structures (including facilities, lifelines, and critical infrastructure)	- Roof ice dams may cause damage to structures. - Severe winter storms comprised a substantial expenditure for Holyoke over the course of the last decade. - The electrical grid and roadways are susceptible to failure and loss of use during storms.
Systems (including networks and capabilities)	First responders may have difficulty reaching people if roads are closed due to road closures.

Assets	Problems Associated with Severe Winter Storms
Natural, historic, and cultural resources	Severe storms may damage trees in natural areas, and historical and cultural sites.
Activities that have value to the community	Outdoor activities may be adversely impacted by severe winter storms.

Tornadoes

Tornadoes are a relatively infrequent occurrence but can be very destructive when they occur. While small tornadoes in outlying areas cause little to no damage, larger tornadoes in populated sections of Massachusetts have historically caused significant damage, injury, and death through the destruction of trees, buildings, vehicles, and power lines.

Description

A tornado is a narrow rotating column of air that extends from the base of a cumulonimbus cloud to the ground. The observable aspect of a tornado is the rotating column of water droplets, dust, and debris caught in the column. Tornadoes are the most violent of all atmospheric storms.

Tornadoes can form from individual cells within severe thunderstorm squall lines. They can also form from an isolated supercell thunderstorm. They can be spawned by tropical cyclones or the remnants thereof, and weak tornadoes can even occur from little more than a rain shower if air is converging and spinning upward.

Most tornadoes occur in the late afternoon and evening hours when the heating is the greatest. The most common months for tornadoes to occur are June, July, and August, although the Great Barrington tornado occurred in May 1995 and caused extensive damage.

A waterspout is a rapidly rotating column of air extending from the cloud base (typically a cumulonimbus thunderstorm) to a water surface, such as a bay or the ocean. They can be formed in the same way as regular tornadoes or can form on a clear day with the right amount of instability and wind shear. Tornadoic waterspouts can have wind speeds of 60 to 100 mph, but

since they do not move very far, they can often be navigated around. They can become a threat to land if they drift onshore.

Location

The U.S. experiences an average of 1,230 tornadoes per year from 1991 to 2020, more than any other country (NOAA, n.d.). Because Massachusetts experiences fewer tornadoes than other parts of the country, residents may be less prepared to react to a tornado. The ResilientMass Plan notes that Massachusetts is located within the FEMA Wind Zone II, with Zone IV typically experiencing the greatest number and strongest tornadoes. According to the FEMA National Risk Index most of the state has a “relatively low” risk of strong wind. The ResilientMass

Plan notes that the area at greatest risk for a tornado touchdown runs from central to northeastern Massachusetts. Holyoke is just west of this area.

Previous Occurrences

The most devastating tornado to occur in New England was the Worcester Tornado of July 9, 1953, a category F4 tornado. The tornado passed through Barre, Rutland, Holden, Worcester, Shrewsbury, Westborough, and Southborough causing 90 deaths and over 1,300 injured. Damage estimates were placed at more than \$52 million. The National Storm Prediction Center has ranked this as one of the deadliest tornadoes in the nation's history.

Table 46. Enhanced Fujita Scale

EF Rating	Wind Speeds	Expected Damage	
EF-0	65-85 mph	‘Minor’ damage: shingles blown off or parts of a roof peeled off, damage to gutters/siding, branches broken off trees, shallow rooted trees toppled.	
EF-1	86-110 mph	‘Moderate’ damage: more significant roof damage, windows broken, exterior doors damaged or lost, mobile homes overturned or badly damaged.	
EF-2	111-135 mph	‘Considerable’ damage: roofs torn off well constructed homes, homes shifted off their foundation, mobile homes completely destroyed, large trees snapped or uprooted, cars can be tossed.	
EF-3	136-165 mph	‘Severe’ damage: entire stories of well constructed homes destroyed, significant damage done to large buildings, homes with weak foundations can be blown away, trees begin to lose their bark.	
EF-4	166-200 mph	‘Extreme’ damage: Well constructed homes are leveled, cars are thrown significant distances, top story exterior walls of masonry buildings would likely collapse.	
EF-5	> 200 mph	‘Massive/incredible’ damage: Well constructed homes are swept away, steel-reinforced concrete structures are critically damaged, high-rise buildings sustain severe structural damage, trees are usually completely debarked, stripped of branches and snapped.	

Source: National Weather Service

The “Oakdale, MA F2 tornado”³² touched down in the Oakdale section of Holyoke between Northampton Street and Isabella Street on August 11, 1966 at 7:00 pm. The tornado traveled northeast along Magolia Avenue, before going offroad and crossing Cabot Street, Appleton Street, Dwight Street, and Hampden Street before crossing the Connecticut River into Hadley. The tornado travelled for 5.6 miles and had a maximum width of 67 yards. While no fatalities or injuries were reported, the tornado caused an estimated \$250,000 in property damages.

The most recent severe tornado (F3 or stronger) to impact Massachusetts occurred June 1, 2011, affecting communities in Hampden and Worcester Counties. The EF3 tornado touched down in Westfield and traveled through West Springfield, Springfield, Wilbraham, Monson, Brimfield, and Sturbridge. The tornado caused extensive property damage and resulted in a FEMA disaster declaration.

The NOAA Storm Events database¹⁵ for Hampden County lists only one tornado during the period 2014-2023. On August 2, 2020 a strong warm front moving northeast across southern New England and an approaching short wave trough combined to produce a weak tornado in western Massachusetts during the early evening hours. This was an EF-0 tornado that began in southeastern Sandisfield (Berkshire County), moved northeast across northwest Tolland (Hampden County), and lifted in the southern portion of Blandford (Hampden County). Damage was mainly to trees but some minor home damage occurred. Maximum estimated wind speeds were 80 mph, and \$45,000 in damages were reported.

Extent

The NWS rates tornadoes using the Enhanced Fujita scale (EF scale, see Table 46 above), which does not directly measure wind speed but rather the amount of damage created. This scale derives 3-second gusts estimated at the point of damage based on the assignment of 1 out of 8 degrees of damage to a range of different structure types. These estimates vary with height and exposure. This method is considerably more sophisticated than the

original Fujita scale (F scale), and it allows surveyors to create more precise assessments of tornado severity.

Tornado watches and warnings are issued by the local NWS office. A tornado watch is released when tornadoes are possible in an area. A tornado warning means a tornado has been sighted or indicated by weather radar. The current average lead time for tornado warnings is 13 minutes. Occasionally, tornadoes develop so rapidly that little, if any, advance warning is possible.

The EF scale and the NWS warning products are applicable to all tornadoes that may strike Holyoke, as they are used throughout Massachusetts on a routine basis and appropriately characterized the tornadoes that passed through adjacent communities. Tornadoes have not occurred near Holyoke that are outside of the original F scale, the EF scale, or the NWS watch/warning system.

Probability of Future Events

According to the ResilientMass Plan, the Commonwealth experienced 190 tornadoes from 1950 to 2021, or an average annual occurrence of 2.6 tornado events per year. From 1995 to 2021, the average frequency of these events has been 2.06 events per year (NOAA, 2018). Massachusetts experienced an average of 1.4 tornadoes per 10,000 square feet annually between 1991 and 2010, less than half of the national average of 3.5 tornadoes per 10,000 square feet per year (NOAA, n.d.). As noted in the National Climate Assessment, the last two decades have seen more variable tornado activity in the U.S. While the number of days per year that tornadoes occur has decreased, the number of tornadoes on these days has increased. Climate models show projections that the frequency of severe thunderstorms (which include tornadoes, hail, and winds) and their intensity will increase (USGCRP, 2017). Overall, it is unclear if tornado frequency will increase with climate change given the difficulty to draw conclusions based on thunderstorm statistics and the difficulty in identifying long-term trends.

³² <https://highwaysandhailstones.com/tornado/oakdale-ma-f2-tornado-of-august-11-1966/>



Vulnerability Assessment

Exposure

High winds, heavy rain, lightning and/or hail associated with tornados, thunderstorms and microbursts can cause damage to utilities, structures, roads, trees (potentially causing vehicle accidents) and injuries and death. The entire city should be considered exposed to the tornado hazard.

Built Environment Impacts

Historical tornado data for Holyoke is relatively limited for determining potential losses and probabilities. From 1953 until 2023, there was approximately \$250,000 in property damage to Holyoke due to tornadoes, which took place during the 1966 event.

FEMA's NRI provides an estimate of expected annualized loss for a variety of natural hazards. The annualized loss for tornadoes striking Holyoke is estimated to be \$321,321 based on the national model.

Population Impacts

Populations considered most vulnerable to tornado impacts in Holyoke are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. Senior and low-income populations in Holyoke. It should be noted that there may be overlap within the two categories, so that the total number of persons exposed may be lower than what is shown in the table. However, the City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

Environment Impacts

Tornadoes can cause damage to parks, and other, natural areas. Some areas of the city may be out of service until trees are removed.

Problem Statements for Tornadoes

The following table presents the problem statements related to tornadoes in Holyoke.

Table 47. Problem Statements for Tornadoes.

Assets	Problems Associated with Tornadoes
People (including underserved communities and socially vulnerable populations)	- Vulnerable populations may need support seeking protected shelter. Those without cell phones may not get weather alerts. - People without basements are vulnerable.
Structures (including facilities, lifelines, and critical infrastructure)	- Structures and critical infrastructure can all be impacted by tornadoes. - Roadways may be blocked due to downed trees and other debris.
Systems (including networks and capabilities)	The electric grid may be impacted by winds and downed trees.
Natural, historic, and cultural resources	- Historic and cultural resources may be impacted by tornado winds. - Winds may damage trees and cause natural areas to close for cleanup.
Activities that have value to the community	Outdoor events could be impacted by potential tornado activity.

Other Severe Weather

Several frequent natural hazards in Massachusetts – particularly strong winds and extreme precipitation events – occur outside of notable storm events. This section discusses the nature and impacts of these hazards, as well as ways in which they are likely to respond to climate change. Winter storms and tornadoes are addressed in later sections.

Description

Thunderstorms: A thunderstorm is a storm originating in a cumulonimbus cloud. Cumulonimbus clouds produce lightning, which locally heats the air to 50,000 degrees Celsius, which in turn produces an audible shock wave known as thunder. Frequently during thunderstorm events, heavy rain and gusty winds are present. Less frequently, hail is present, which can become very large in size. Tornadoes can also be generated during these events. An average thunderstorm is 15 miles across and lasts 30 minutes, but severe thunderstorms can be much larger and longer.

Three basic components are required for a thunderstorm to form: moisture, rising unstable air, and a lifting mechanism. The sun heats the surface of the earth, which warms the air above it. If this warm surface air is forced to rise, it will continue to rise as long as it weighs less and stays warmer than the air around it. As the warm surface air rises, it transfers heat from the surface of the earth to the upper levels of the atmosphere (the process of convection). The water vapor it contains begins to cool, releasing the heat, and the vapor condenses into a cloud. The cloud eventually grows upward into areas where the temperature is below freezing. Some of the water vapor turns to ice, and some of it turns into water droplets. Both have electrical charges. When a sufficient charge builds up, the energy is discharged in a bolt of lightning, which causes the sound waves we hear as thunder.

Downbursts: A downburst is a severe localized wind blasting down from a thunderstorm. They are more common than tornadoes. Depending on the size and location of downburst events, the destruction to property may be significant. Downbursts fall into two categories:

- 1. Microbursts affect an area less than 2.5 miles in diameter, last 5 to 15 minutes, and can cause damaging winds up to 168 mph.
- 2. Macrobursts affect an area at least 2.5 miles in diameter, last 5 to 30 minutes, and can cause damaging winds up to 134 mph.

An organized, fast-moving line of microbursts traveling across large areas is known as a “derecho.” These occasionally occur in Massachusetts. Downburst activity is, on occasion, mistaken for tornado activity. Both storms have very damaging winds (downburst wind speeds can exceed 165 mph) and are very loud. These “straight line” winds are distinguishable from tornadic activity by the pattern of destruction and debris such that the best way to determine the damage source is to fly over the area.

Hail: Hailstones are chunks of ice that grow as updrafts in thunderstorms keep them in the atmosphere. Most

hailstones are smaller in diameter than a dime, but stones weighing more than 1.5 pounds have been recorded. NOAA has estimates of the velocity of falling hail ranging from 9 meters per second (m/s) (20 mph) for a 1-centimeter (cm)-diameter hailstone to 48 m/s (107 mph) for an 8 cm, 0.7-kilogram stone.

Lightning: Lightning is a discharge of electricity that occurs between the positive and negative charges within the atmosphere or between the atmosphere and the ground. According to NOAA, the creation of lightning during a storm is a complicated process that is not fully understood. In the initial stages of development, air acts as an insulator between the positive and negative charges. However, when the potential between the positive and negative charges becomes too great, a discharge of electricity (lightning) occurs. In-cloud lightning occurs between the positive charges near the top of the cloud and the negative charges near the bottom. Cloud-to-cloud lightning occurs between the positive charges near the top of the cloud and the negative charges near the bottom of a second cloud. Cloud-to-ground lightning is the most dangerous. In summertime, most cloud-to-ground lightning occurs between the negative charges near the bottom of the cloud and positive charges on the ground.

Location

High wind events, thunderstorms, lightning, and hail can affect the entirety of Massachusetts, including the geographic extent of Holyoke.

Previous Occurrences

The NOAA Storm Events database¹⁵ for Hampden County lists numerous severe storms affecting the area of Holyoke from 2014 through 2023.

Table 48. NCEI Severe Storm Database Entries Covering Other Severe Storms in Holyoke.

Date	Description
7/3/14	<i>Thunderstorm Wind.</i> An approaching cold front, combined with tropical moisture in advance of Hurricane Arthur, produced two rounds of showers and thunderstorms during the afternoon and evening. The storms produced wind damage across much of the Bay State, primarily along and north of the Mass



Date	Description	Date	Description
	Pike. A tree fell onto wires in Holyoke. \$25,000 in damage was reported across the area.		was down on wires at Franklin Street in Holyoke. At 3:30 PM EST the mesonet site at Mt. Tom in Holyoke reported a wind gust to 76 mph. \$100,000 in damages were reported across the area.
7/23/14	<i>Thunderstorm Wind.</i> A cold front triggered scattered thunderstorms across interior southern New England, some of which produced damaging winds. Trees were downed on Northampton Street in Holyoke. \$5,000 in damage was reported.	8/7/19	<i>Thunderstorm Wind.</i> A warm front moving across southern New England triggered severe thunderstorms with wind damage across western portions of southern New England from the mid afternoon hours and through the evening. Another band of thunderstorms moved in from the southwest overnight, progressing to the coast before daybreak, causing some additional wind damage and some flooding. In Holyoke, a tree was reported down at Maple Street and Resnic Blvd. Another tree was down at Mountain Road and West Cherry Street. A third tree was down on North Summer Street. \$1,500 in damage was reported.
4/4/15	<i>Strong Wind.</i> Low pressure and a cold front moved across Southern New England. This drew strong northwest winds across the region during the late morning and afternoon of 37 mph and gusts to 50 mph. A tree fell on Interstate 91 in Holyoke, blocking the northbound lanes. \$30,000 in damages were reported across the area.	12/30/19	<i>Hail.</i> A strong low pressure system over the Great Lakes drew in moisture across southern New England, where cold air remained in place at the higher elevations. Elevated instability during the afternoon of the 30th led to thunderstorms tracking across the Poconos, eastern NY, and into northern CT and western and central MA. One of these storms became severe, producing quarter-size hail in Southwick and Westfield, MA (Hampden County) - very unusual for the end of December. Dime size hail was reported in Holyoke. No damages were reported.
6/7/16	<i>Hail.</i> Cold air aloft moved over southern New England in conjunction with an upper level disturbance. The combination of these things resulted in an unstable atmosphere that produced showers and thunderstorms across southern New England. While not widespread, a few storms did produce 0.88-inch hail and damaging winds. Nickel size hail fell along Interstate 91 near exit 15 in Holyoke. The hail shredded leaves on some of the trees. No damages were reported.	2/27/20	<i>Strong Wind.</i> Strong low pressure in New York state moved north into eastern Canada. It was followed by a cold front that moved east across southern New England. The post-frontal tight pressure gradient caused strong southwest to west winds that gusted to 40 to 60 mph and caused some damage across Massachusetts. In Holyoke at 508 PM EST, a tree fell down on a car on South Street. Winds were gusting to approximately 45 mph. \$5,000 in damages were reported.
6/19/17	<i>Thunderstorm Wind.</i> A cold front approaching from New York produced numerous showers and thunderstorms that produced strong wind gusts and heavy downpours. A was tree down on Canal Street in Holyoke, partially blocking the road. \$1,000 in damage was reported.	4/13/20	<i>High Wind.</i> A powerful low pressure system tracked across the Great Lakes and brought strong and damaging winds to all of Massachusetts Monday late morning through the evening. A very strong and highly
8/3/18	<i>Thunderstorm Wind.</i> Bermuda High Pressure offshore delivered heat and humidity to Massachusetts. This tropical weather allowed a few strong thunderstorms over Western Massachusetts, with reports of flooding from downpours on the 3rd. At 4:41 PM EST thunderstorm winds brought a tree down on a car and a house on Sergeant Street in Holyoke. \$10,000 in damage was reported.		
2/25/19	<i>High Wind.</i> A storm moving north through the Great Lakes redeveloped along the Mid Atlantic coast on the 24th, then moved up the coast past Southern New England. This coastal storm brought damaging west-northwest winds to Massachusetts. At 9:56 AM EST a tree		



Date	Description
	anomalous low level jet brought southerly wind gusts of 60-70 mph ahead of a cold front that moved through Monday evening. In Holyoke at 915 AM EST (1015 AM EDT) amateur radio reported a tree down on a car on Columbia Street. \$2,500 in damages were reported across the area.
5/9/20	<i>Strong Wind.</i> Strong low pressure in the Gulf of Maine was exiting the region, but there was a strong northwest flow of air in its wake. Winds gusted to 45 to 55 mph across the region, causing scattered areas of downed trees, some which fell onto cars and homes. In Holyoke at 1242 PM EST, a tree was down on power lines on Sergeant Street. Also in Holyoke as of 250 PM EST, a large tree was down on Northampton Street; a tree and power lines were down on Mountain Road; and a large branch and wires were down on Cherry Street. \$2,900 in damage was reported.
5/15/20	<i>Thunderstorm Wind.</i> With a warm, somewhat humid air mass in place, a strong cold front moved through southern New England during the evening hours. In addition, southern New England was on the southern edge of a strong jet stream aloft. The result was a quasi-linear convective system (QLCS) that moved through Massachusetts. It caused significant damage in places, tearing the roof of buildings in Holyoke and hundreds of trees downed in parts of north-central and northeast Massachusetts. Damaging winds peeled two roofs off of neighboring apartment buildings in Holyoke's Flats neighborhood at the intersection of West Street and East Dwight Street. A total of 140 residents ended up being displaced / homeless (47 families). Bricks from one of the buildings crashed onto West Street, damaging several cars. Some wooden support beams also rained onto the streets below. Amazingly, no injuries were reported. Approximate damage figures of \$140,000 were reported.
11/1/20	<i>Strong Wind.</i> A line of heavy showers moved through in the evening hours, accompanied by a modest southerly low-level jet. Intensifying surface low pressure near the south coast of New England enhanced low level convergence. These gusty showers knocked down some

Date	Description
	trees and power lines. In Holyoke, gusty showers downed a large tree limb on County Road. \$300 in damage was reported.
4/21/21	<i>Thunderstorm Wind.</i> A cold front moving into southern New England produced a line of severe thunderstorms late in the afternoon, across portions of northern CT and western-central MA. In Holyoke, there was a tree and utility pole down on a house. \$9,000 in damage was reported.
7/21/23	<i>Hail.</i> A warm front stalled across Connecticut and Rhode Island, producing thunderstorms with very heavy rainfall. This caused significant flash flooding. Also, wind shear was just strong enough for a few thunderstorms to become severe, with locally damaging wind gusts. In Holyoke, nickel size hail was reported. No damages were reported.

USDA declares agricultural disasters¹⁶ as needed for a variety of hazards. There have not been any disasters declared by USDA in the 10-year lookback period related to high winds and hail other than those associated with tropical storms.

Extent

The strength of thunderstorms is typically measured in terms of their effects, namely the speed of the wind, the presence of significant lightning, and the size of hail. High winds are defined by the NWS as sustained non-convective winds of 35 knots (40 mph) or greater lasting for 1 hour or longer, or gusts of 50 knots (58 mph) or greater for any duration (NCDC, 2018). A thunderstorm is classified as “severe” when it produces damaging wind gusts in excess of 58 mph (50 knots), hail that is 1 inch in diameter or larger (quarter size), or a tornado (NWS, 2013).

Hailstorms are not typically characterized by intensity or duration; instead, the size of hailstones is described. NOAA provides a range from “bb” (<0.25 inch) to “softball” (4.5 inches) with common sizes reported in Massachusetts ranging from pea to nickel-sized (0.25 inch to 0.875 inch).

The NOAA/NWS classification systems coupled with the NWS warning systems are appropriate for severe storms and hail events in Holyoke, as they have been used for many of the severe storms that have occurred in the western part of Massachusetts. Recent severe storms have not been characterized that are outside of these systems of classification.

Probability of Future Events

According to the NWS, an average of 100,000 thunderstorms per year occur in the United States. The ResilientMass Plan notes that over the 15-year period between January 1, 2008, and December 31, 2022, a total of 911 high wind events occurred in Massachusetts on 198 days, and an annual average of 61 events occurred per year. Southern New England typically experienced 10 to 15 days a year with severe thunderstorms, with Massachusetts experiencing between nine and 27 thunderstorm days per year. Climate models show projections that the frequency and intensity of severe thunderstorms (which include tornadoes, hail, and winds) will increase (USGCRP, 2017). Furthermore, the ResilientMass Plan reports that, according to the Localized Constructed Analog's climate change models, thunderstorm event frequency is expected to slightly increase as a result of climate change.

NOAA reports that there are ten downburst reports for every tornado report in the United States. This implies that there are approximately 10,000 downbursts reported in the United States each year and further implies that downbursts occur in approximately 10% of all thunderstorms in the United States annually. This figure suggests that downbursts are a relatively uncommon yet persistent hazard.

An average of 21 people per year died from lightning strikes in the United States from 2013 to 2023. Most lightning deaths and injuries occur outdoors, with 45% of lightning casualties occurring in open fields and ballparks, 23% under trees, and 14% involving water activities. The ResilientMass Plan notes that 8 fatalities and 148 injuries have occurred in Massachusetts as a

result of lightning events between 1990 and 2022 (NOAA, 2022). Given that thunderstorm event frequency is expected to slightly increase as a result of climate change, it is likely that risks associated with lightning may increase.

According to NOAA's NWS³³, hail caused an average of 0.32 deaths per year and an average of 49 injuries per year in the United States from 1995 to 2013. Given that thunderstorm event frequency is expected to slightly increase as a result of climate change, it is likely that risks associated with hail may increase.

Vulnerability Assessment

Exposure

The entire built environment of Holyoke is vulnerable to the high winds and/or flooding from a severe weather event.

Built Environment Impacts

Severe thunderstorms, and their associated hail and lightning events, brought about property damage in Holyoke and adjacent towns in previous years. From 2014 until 2022, \$356,200 in property damage occurred in Holyoke and adjacent towns.

FEMA's NRI provides an estimate of expected annualized loss for a variety of natural hazards, including hail, lightning, and strong wind (which is separate from hurricanes and tornadoes). The estimated annualized loss for hail, lightning, and strong wind is \$6,410, \$25,465, and \$28,830, respectively. The estimated annualized loss for other severe weather is therefore \$60,705.

Population Impacts

Some traffic accidents associated with storm events include injuries and deaths. However, the number of injuries and deaths reported for accidents is generally low. Populations considered most vulnerable to hail, lightning, microburst and other thunderstorm impacts in Holyoke are identified based on a number of factors including their physical and financial ability to react or respond during a hazard. Senior and low-income

³³ <https://community.fema.gov/ProtectiveActions/s/article/Thunderstorm-Lightning-and-Hail-Impact>



populations in Holyoke are particularly susceptible to storms. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

Environment Impacts

Thunderstorms and microbursts can cause damage to parks and other, natural areas. Some areas of the city may be out of service until trees are removed.

Problem Statements for Other Severe Weather

The following table presents the problem statements related to severe weather in Holyoke.

Table 49. Problem Statements for Other Severe Weather

Assets	Problems Associated with Other Severe Weather
People (including underserved communities and socially vulnerable populations)	• People in Holyoke have been frequently disrupted by severe weather events and other more frequent wind and thunderstorm events. Vulnerable populations may be isolated if roads are closed.
Structures (including facilities, lifelines, and critical infrastructure)	• The individual damages for frequent severe weather events appear nominal but given the frequency of events in and around Holyoke, the impacts occur often and can occur anywhere in the city.
Systems (including networks and capabilities)	• First responders may have difficulty reaching people if roads are closed due to tree debris.
Natural, historic, and cultural resources	• These can be adversely impacted depending on the specific locations of damage.
Activities that have value to the community	• These can be adversely impacted depending on the specific locations of damage.

NON-CLIMATE INDUCED HAZARDS

Earthquakes

An earthquake is the vibration of the Earth’s surface that follows a release of energy in the Earth’s crust. New England experiences intraplate earthquakes because it is

located within the interior of the North American plate. Although damaging earthquakes are rare in Massachusetts, low-magnitude earthquakes occur regularly in the state.

Description

An earthquake is a sudden rapid shaking of the earth caused by the breaking and shifting of rock beneath the earth’s surface. Earthquakes can cause buildings and bridges to collapse; disrupt gas, electric, and telephone lines; and often cause landslides, flash floods, fires, avalanches, and tsunamis. Earthquakes can occur at any time without warning.

The underground point of origin of an earthquake is called its focus; the point on the surface directly above the focus is the epicenter. Earthquakes are described based on their magnitude and intensity as explained below under *Extent*.

New England’s earthquakes appear to be the result of the cracking of the crustal rocks due to compression as the North American Plate is being very slowly squeezed by the global plate movements. As a result, New England epicenters do not follow the major mapped faults of the region, nor are they confined to particular geologic structures or terrains. Because earthquakes have been detected all over New England, seismologists suspect that a strong earthquake could be centered anywhere in the region. Furthermore, the mapped geologic faults of New England currently do not provide any indications detailing specific locations where strong earthquakes are most likely to be centered.

In addition to earthquakes occurring within the Commonwealth, earthquakes in other parts of New England can impact widespread areas. Large earthquakes in Canada, which is more seismically active than New England, can affect buildings in Massachusetts. This is due in part to the fact that earthquakes in the eastern U.S. are felt over a larger area than those in the western U.S. The difference between seismic shaking in the East versus the West is primarily due to the geologic structure and rock properties that allow seismic waves to travel farther without weakening (United States Geological Survey [USGS], 2012).



In some places in New England, including locations in Massachusetts, small earthquakes seem to occur with some regularity. In articles appearing in 2016, John Ebel Ph.D., a Senior Research Scientist at the Weston Observatory, was quoted as saying “The Acton, Braintree and Littleton areas are actually sporadically active... We tend to get a small earthquake once every three-to-five years.” It is not clear why some localities experience such clustering of earthquakes, but clusters may indicate locations where there is an increased likelihood of future earthquake activity.

Location

Given the above discussion, the potential exists for earthquakes to occur within Holyoke or to occur elsewhere and be felt in Holyoke.

Previous Occurrences

The largest earthquake since 1900 to be centered in Massachusetts was a magnitude 3.9 located east of the Quabbin Reservoir in 1994. Two recent earthquakes with epicenters close to central Massachusetts included a magnitude 3.3 in the area around Westfield in 2000, and a magnitude 1.9 in the area around Northampton in 2012.

The previous edition of this plan did not identify any earthquakes that occurred in Holyoke. To determine whether earthquakes have occurred recently near or in Holyoke, all events listed by Weston Observatory were reviewed for all towns in Massachusetts since the date of last edition of this plan. Listed earthquakes above magnitude 1.0 include the following very minor earthquakes, and none were near Holyoke:

- 9/6/17 – 2 kilometers (km) ESE of Athol, MA, 1.5/2.0 [Mn*/Mc**]
- 10/1/17 – 6 km NE of New Bedford, MA, 1.2/1.7
- 11/28/17 – 5 km S of Littleton, MA, 1.7/1.2
- 6/25/18 – 4 km NE of Franklin, MA, 0.9/1.7
- 8/18/18 – 83 km E of Nantucket, MA, 2.5/2.9
- 12/21/18 – 3 km WSW of Gardner, MA, 2.1/2.1
- 12/21/18 – 4 km W of Gardner, MA, 1.0/1.2
- 12/23/18 – k mn SW of Gardner, MA, 2.1/2.3
- 8/21/19 – 2 km SSE of Wareham, MA, 1.7/2.4

- 12/3/19 – 4 km SSE of Plymouth, MA, 1.6/2.2
- 11/8/20 – 11 km SW of New Bedford, MA, 3.8/3.4
- 11/22/20 – 12 km WSW of New Bedford, MA, 1.7/2.6
- 7/25/21 – 5 km W of Peabody, MA, 1.4/2.5
- 1/1/22 – 13 km N of Rockport, MA, 2.3/3.0
- 3/4/22 – 5 km WSW of Orange, MA, 2.2/2.7
- 3/19/22 – 36 km ENE of Rockport, MA, 1.4/2.2
- 9/24/22 – 6 km S of Littleton, MA, 1.9/2.5
- 11/10/22 – 12 km NW of Nantucket, MA, 2.6/3.0
- 2/13/23 – 11 km WSW of New Bedford, MA, 0.8/1.8
- 3/19/22 – 36 km ENE of Rockport, MA, 1.4/2.2
- 11/13/23 – 208 km E of Chatham, MA, 2.8/3.3
- 12/26/23 – 52 km ENE of Rockport, MA 2.2/2.8
- 3/11/24 – 6 km E of Lawrence, MA, 1.1/2.1
- 7/10/24 – 3 km N of Milton, MA 1.3/1.9

*Mn is the Nuttli Magnitude (see *Extent* below)

**Mc is the Coda Duration Magnitude (see *Extent* below)

The above data suggests that small, undamaging earthquakes occur frequently in Massachusetts. The New Jersey earthquake of spring 2024 was felt throughout Holyoke, including in City Hall, and by residents in many neighborhoods.

Extent

Magnitude is an estimate of the relative size or strength of an earthquake and is related to the amount of seismic energy released at the hypocenter of the earthquake. It is based on the amplitude of earthquake waves recorded on instruments that have a common calibration. The magnitude of an earthquake is thus represented by a single instrumentally determined value recorded by a seismograph, which records the varying amplitude of ground oscillations.

The Richter scale was developed in 1935 and was used exclusively until the 1970s. The scale set the magnitude of an earthquake based on the logarithm of the amplitude of recorded waves. Being logarithmic, each whole number increase in magnitude represents a tenfold increase in measured strength. Earthquakes with a magnitude of about 2.0 or less are usually called "microearthquakes" and are generally only recorded locally. Earthquakes with magnitudes of 4.5 or greater are strong enough to be recorded by seismographs all over the world.



As more seismograph stations were installed around the world following the 1930s, it became apparent that the method developed by Richter was valid only for certain frequency and distance ranges, particularly in the southwestern United States. New magnitude scales that are an extension of Richter's original idea were developed for other areas. In particular, the Moment magnitude scale (Mw) was developed in the 1970s to replace the Richter scale and has been in official use by the USGS since 2002.

According to USGS, these multiple methods are used to estimate the magnitude of an earthquake because no single method is capable of accurately estimating the size of all earthquakes. Some magnitude types are calculated to provide a consistent comparison to past earthquakes, and these scales are calibrated to the original Richter scale. However, differences in magnitude of up to 0.5 can be calculated for the same earthquake through different techniques. In general, Moment magnitude provides an estimate of earthquake size that is valid over the complete range of magnitudes and so is commonly used today.

Although Moment magnitude is the most common measure of earthquake size for medium and larger earthquakes, the USGS does not calculate Mw for earthquakes with a magnitude of less than 3.5 which is the more common situation for Massachusetts. Localized Richter scales or other scales are used to calculate magnitudes for smaller earthquakes.

Regionally, the Weston Observatory utilizes two scales to track the magnitude of earthquakes. These include the Nuttli magnitude (Mn) for North America east of the Rocky Mountains and is more appropriate for the relatively harder continental crust in Connecticut compared to California. Weston Observatory also utilizes the Coda Duration magnitude (Mc), which is based on the duration of shaking at a particular station. The advantages of the Coda Duration magnitude are that this method can quickly estimate the magnitude before the exact location of the earthquake is known.

The effect of an earthquake on the earth's surface is called the intensity. The Modified Mercalli Intensity (MMI) Scale consists of a series of key responses such as people awakening, movement of furniture, damage to chimneys, and total destruction. This scale, composed of 12 increasing levels of intensity that range from imperceptible shaking to catastrophic destruction, is designated by Roman numerals. It is an arbitrary ranking based on observed effects.

Table 50. Modified Mercalli Intensity.

MMI	Description
I	Not felt except by a very few under especially favorable conditions
II	Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.
III	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration similar to the passing of a truck. Duration estimated.
IV	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Felt by nearly everyone; many awakened. Some dishes and windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings,



MMI	Description
	with partial collapse. Buildings shifted off foundations.
X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
XI	Few, if any (masonry), structures remain standing. Bridges destroyed. Rails bent greatly.
XII	Damage total. Lines of sight and level are distorted. Objects thrown in the air.

Source: USGS

A comparison of Richter magnitude to typical Modified Mercalli intensity is presented below.

Table 51. Modified Mercalli Intensity and Moment Magnitude.

Moment Magnitude	Typical Maximum MMI
1.0 to 3.0	I
3.0 to 3.9	II to III
4.0 to 4.9	IV to V
5.0 to 5.9	VI to VII
6.0 to 6.9	VII to IX
7.0 and above	VIII or higher

Source: USGS

The above earthquake characterization systems are applicable to all earthquakes that may occur in Holyoke as they are used throughout the northeastern United States on a routine basis and appropriately characterized previous earthquakes that were felt in Holyoke. Earthquakes have not been characterized outside of the Richter, Moment Magnitude, and Mercalli scales.

Probability of Future Events

Earthquake location and magnitude probabilities are exceptionally difficult to predict in Massachusetts. Minor earthquakes are relatively common in New England, but damaging earthquakes are not. Therefore, USGS instead characterizes the probability of ground acceleration rather than estimating a probability of magnitude. The 2014 Seismic Hazard Map for the Massachusetts³⁴ shows a peak ground acceleration of 10% of gravity having a 2% probability of being exceeded in 50 years.

³⁴ <https://www.usgs.gov/media/images/2014-seismic-hazard-map-massachusetts>

Vulnerability Assessment

Exposure

A major earthquake could cause severe damage to Holyoke's building stock, including older structures that were built before a 1975 law requiring new buildings to withstand earthquakes. Other associated concerns are debris management issues including debris removal and identification of disposal sites.

Built Environment Impacts

Historic data for earthquake events indicate that between 1991 and 2024, no major (>5.0 magnitude) earthquakes were recorded in Hampden County during this period. Thus, earthquakes have not resulted in recent property damage in Holyoke. Nevertheless, the entire built environment in the City of Holyoke is vulnerable to earthquakes. Older, unreinforced masonry buildings are very susceptible to earthquakes.

To identify built environment impacts to the city, FEMA's risk assessment software, Hazus, was implemented. The economic loss results of the 1500-year event (magnitude 6.0) are shown in Table 52 while the results for the 2500-year event (magnitude 7.0) are shown in Table 53. Building Loss for a 2,500-Year Scenario.

Under the 1,500-year event, Hazus estimates that about 138 buildings will be at least moderately damaged, with 372 buildings being slightly damaged. Twelve percent of hospital beds would be out of service, with 4% continuing to be out of service after one week. No other critical facilities were modeled as being more than slightly damaged, and one railway segment was modeled to experience slight damage and be out of service for more than seven days.

Under the 2,500-year event, Hazus estimates that about 232 buildings will be at least moderately damaged, with 568 buildings being slightly damaged. Seventeen percent of hospital beds would be out of service, with 7% continuing to be out of service after one week. No other critical facilities were modeled as being more than slightly damaged, and one railway segment was modeled



to experience slight damage and be out of service for more than seven days.

Table 52. Building Loss for a 1,500-Year Scenario.

Loss Type	Residential (\$Million)	Commercial (\$Million)	Other Occupancy (\$Million)	Total (\$Million)
Wage	0.15	2.27	0.72	3.14
Capital-Related	0.06	1.94	0.14	2.14
Rental	0.60	1.36	0.32	2.28
Relocation	0.68	2.01	1.37	4.06
Structural	1.50	3.18	2.20	6.88
Non-Structural	4.91	4.71	4.10	13.71
Content	1.39	2.23	2.35	5.97
Inventory	0.00	0.49	0.21	0.69
Transportation	-	-	-	0.17
Utility	-	-	-	0.00
Total	9.28	18.19	11.40	39.05

Table 53. Building Loss for a 2,500-Year Scenario.

Loss Type	Residential (\$Million)	Commercial (\$Million)	Other Occupancy (\$Million)	Total (\$Million)
Wage	0.26	3.78	1.15	5.16
Capital-Related	0.11	3.20	0.23	3.54
Rental	1.10	2.18	0.54	3.82
Relocation	1.25	3.31	2.32	6.87
Structural	2.67	5.21	3.61	11.49
Non-Structural	10.01	9.34	8.13	27.48
Content	3.05	4.94	5.04	13.04
Inventory	0.00	1.07	0.44	1.51
Transportation	-	-	-	0.30
Utility	-	-	-	0.00
Total	18.46	33.00	21.46	73.21

FEMA's NRI includes an estimated annualized loss due to earthquake damage for each census tract. Based on these data, the estimated annualized loss due to earthquake damage in Holyoke is \$93,554.

Population Impacts

Populations considered most vulnerable to earthquake impacts are identified based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. Senior and low-income populations are particularly susceptible. The City should be aware of the potential needs of residents within these population segments in the event of a hazard occurrence.

Hazus was used to model injuries and fatalities for the 1500- and 2500-year events. For the 1,500-year event, there are up to 12 minor injuries and two minor injuries requiring medical attention. For the 2,500-year event there are up to 21 minor injuries, four minor injuries requiring hospitalization, and the potential for up to one death.

Hazus was also used to model the number of households expected to be displaced from their homes as a result of the earthquake. For the 1,500-year event, 8 displaced households would result in approximately 6 people seeking temporary shelter in public shelters. For the 2,500-year event, 21 displaced households would result in approximately 18 people seeking temporary shelter in public shelters.

Environment Impacts

According to Hazus, during the 1,500-Year earthquake event approximately 15,000 tons of debris would be generated, with brick and wood comprising 80% of the total. This would require approximately 600 truckloads to remove. During the 2,500-Year earthquake event, approximately 24,000 tons of debris would be generated, with brick and wood comprising 77% of the total. This would require approximately 960 truckloads to remove.

The environment may be impacted by cascading impacts from the earthquake, such as a truck accident or train derailment caused by track or road damage, landslide, or dam breach. An earthquake could also result in a hazardous material release.

Problem Statements for Earthquakes

The following table presents the problem statements related to earthquakes in Holyoke.

Table 54. Problem Statements for Earthquakes.

Assets	Problems Associated with Earthquakes
People (including underserved communities and socially vulnerable populations)	Vulnerable populations located in unreinforced masonry structures may sustain injuries.
Structures (including facilities, lifelines, and critical infrastructure)	- Unreinforced masonry and utility lifelines impacted. - Utility systems impacted.
Systems (including networks and capabilities)	None apparent or projected.
Natural, historic, and cultural resources	Historical buildings constructed out of unreinforced masonry are susceptible and may be impacted.
Activities that have value to the community	None apparent or projected.

NATIONAL FLOOD INSURANCE REPETITIVE LOSS PROPERTIES

B4. Does the Plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? (Requirement §201.6(c)(2)(ii))

According to FEMA, repetitive loss properties are those for which two or more losses of at least \$1,000 each have been paid under the National Flood Insurance Program (NFIP) within any 10-year period since 1978. Severe repetitive loss properties are residential properties that have at least four NFIP payments over \$5,000 each and the cumulative amount of such claims exceeds \$20,000,

or at least two separate claims payments with the cumulative amount exceeding the market value of the building.

REPETITIVE LOSS STRUCTURE means a structure covered under an NFIP flood insurance policy that (1) has incurred flood-related damage on two occasions, in which the cost of repair, on average, equaled or exceeded 25% of the value of the structure at the time of each such flood event; and (2) at the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage.

SEVERE REPETITIVE LOSS structure means a structure that is covered under an NFIP flood insurance policy and has incurred flood-related damage (1) for which four or more separate claims have been made under flood insurance coverage, with the amount of each claim (including building and contents payments) exceeding \$5,000 and with the cumulative amount of such claims payments exceeding \$20,000; or (2) for which at least two separate flood insurance claims payments (building payments only) have been made, with cumulative amount of such claims exceeding the value of the insured structure.

- According to data provided by MEMA in September 2024, there is one repetitive loss property in Holyoke. This single-family home has experienced two loss events totaling \$11,692 in total building payments and \$0 in total content payments.
- According to MEMA, no severe repetitive loss properties are located in Holyoke.

A summary of the City's participation and compliance with the NFIP, including current policy and historical claims statistics, is provided in Table 66. NFIP Participation and Compliance Findings. of Chapter 5 (Capability Assessment).

HAZARD RANKING

Ranking hazards helps the City set goals and mitigation priorities. To compare the risk of different hazards, and



prioritize which are more significant, requires a scoring system for equalizing the units of analysis. As not all hazards assessed in this plan have precisely quantifiable probability or impact data, a scoring system based on multi-criteria decision analysis (MCDA) methodology was developed to rank all the hazards. This multi-criterion ranking analysis approach prioritizes hazard risk based on a blend of quantitative factors from the available data, such as historical data, local knowledge, public survey, and Hazus assessment. This hazard ranking analysis assigns varying degrees of risk to five categories for each of the hazards, including: probability (how often it can occur), spatial extent (the size of the area affected), impact (economic, social, and environmental loss), warning time (how long does a community have to prepare for the event), and duration. Each degree of risk was assigned a value ranging from 1 to 4. The weighting factor derived from a review of best practice plans. Some of these hazard characteristics, like probability and impact, are more important than others and are weighted more heavily.

To calculate a rank score value for a given hazard, the assigned risk value for each category was multiplied by the weighting factor. The sum of all five categories represents the final rank score, as demonstrated in the following equation:

$$\text{Hazard Score Value} = [(Probability \times 30\%) + (Impact \times 30\%) + (Spatial \text{ Extent} \times 20\%) + (Warning \text{ Time} \times 10\%) + (Duration \times 10\%)]$$

Table 55 provides the hazard characteristic; degree of risk categories including level description, level criteria, and level index value; and weighting value for each hazard.

Table 56 provides the hazard ranks for Holyoke. Each hazard characteristic is assigned a value between 1 (lowest value) and 4 (highest value). When the risk values were calculated, if the value was greater than 2.7, it was assigned as a high-risk hazard. If the value was greater than 2.1 and less than or equal to 2.7, it was assigned as a moderate risk. If the value was less than or equal to 2.1, it was assigned as a low-risk hazard. Flooding from precipitation, extreme temperatures, other severe weather, and hurricanes and tropical storms were ranked highest. Severe winter storms, wildfires / brush fires, droughts, tornadoes, and invasive species were all ranked as moderate. Earthquake hazards and flooding from dam failure and overtopping are ranked as low.

Finally, Table 57. Impacts from Population and Land Use. summarizes changes in population patterns and land use and development and how those impact hazards.

Table 55. Hazard Ranking Criteria

Hazard Characteristic	Degree of Risk			Assigned Weighting Factor
	Level	Criteria	Index Value	
Probability	Unlikely	Less than 1% annual probability	1	30%
	Possible	Between 1 and 10% annual probability	2	
	Likely	Between 10 and 100% annual probability	3	
	Highly Likely	100% annual probability	4	
Impact	Minor	Very few injuries, if any. Only minor property damage and minimal disruption to quality of life. Temporary shutdown of critical facilities.	1	30%
	Limited	Minor injuries only. More than 10% of property in the affected areas damaged or destroyed. Complete shutdown of critical facilities for more than one day.	2	



Hazard Characteristic	Degree of Risk			Assigned Weighting Factor
	Level	Criteria	Index Value	
	Critical	Multiple deaths/injuries possible. More than 25% of property in affected areas damaged or destroyed. Complete shutdown of critical facilities for more than one week.	3	
	Catastrophic	High number of deaths/injuries possible. More than 50% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for 30 days or more.	4	
Spatial Extent	Negligible	Less than 1% of area affected	1	20%
	Small	Between 1 and 10% of area affected	2	
	Moderate	Between 10 and 50% of area affected	3	
	Large	Between 50 and 100% of area affected	4	
Warning Time	Long	More than 24 hours	1	10%
	Moderate	12 to 24 hours	2	
	Short	6 to 12 hours	3	
	Very short or no warning	less than 6 hours	4	
Duration	Very short	Less than 6 hours	1	10%
	Short	Less than 24 hours	2	
	Moderate	Less than one week	3	
	Long	More than one week	4	

Table 56. Ranking of Hazards.

Hazards	Probability	Impact	Spatial Extent	Warning Time	Duration	Value	Rank
Extreme Temperatures	4	3	4	1	3	3.3	High
Flooding from Precipitation	4	3	2	3	3	3.1	High
Other Severe Weather	4	2	4	3	1	3.0	High
Hurricanes and Tropical Storms	3	3	4	1	2	2.9	High
Severe Winter Storms	3	2	4	1	3	2.7	Mod.
Wildfires/Brushfires	4	1	2	3	3	2.5	Mod.
Droughts	3	1	4	1	4	2.5	Mod.
Tornadoes	2	4	1	3	1	2.4	Mod.
Invasive Species	4	1	2	1	4	2.4	Mod.
Earthquakes	1	2	4	3	1	2.1	Low
Flooding from Dam-Related Risks	1	3	2	3	1	2.0	Low
Landslides	1	1	2	4	1	1.5	Low

Table 57. Impacts from Population and Land Use.

Hazards	Changes in Population Patterns	Changes in Land Use and Development
Changes in Precipitation		
Flooding from Precipitation	Vulnerable populations may increase in areas of potential flood risks. For this reason, continued outreach to vulnerable populations will be necessary, along with the risk reduction efforts described to the right.	Redevelopment according to the new State Building Code and other regulations applicable in the SFHA will help to reduce risks associated with redevelopment. Citywide green infrastructure efforts will also help reduce new risks, and maintenance of the Connecticut River flood protection system will remain a key initiative to address risks from the river.
Flooding from Dam-Related Risks	None anticipated in areas of risk.	None anticipated
Droughts	None anticipated in areas of risk.	None anticipated
Landslides	None anticipated in areas of risk.	None anticipated
Increasing Temperatures		
Extreme Temperatures	Vulnerable populations may increase in areas of potential extreme heat risks. For this reason, continued outreach to vulnerable populations will be necessary. Ongoing citywide green infrastructure efforts are meant to reduce heat exposure. Identification and deployment of cooling centers and other cooling options will help provide options for sensitive populations.	None anticipated
Wildfires	Wildfire risks may increase for unhoused and transient populations. Continued outreach to vulnerable populations will be necessary, along with capacity-building for organizations that work with vulnerable populations.	None anticipated
Invasive Species	None anticipated in areas of risk.	None anticipated
Severe Storms		
Hurricanes and Tropical Storms	Vulnerable populations may increase in areas of potential risk, including areas with aged housing and areas where power lines are often affected. For this reason, the City will continue to work on housing options while HG&E improves the grid.	Redevelopment according to the State Building Code and other regulations applicable to wind damage will help to reduce risks associated with redevelopment.
Severe Winter Storms	Vulnerable populations may increase in areas of potential risk, including areas with aged housing and areas where power lines are often affected. For this reason, the City will continue to work on housing options while HG&E improves the grid.	Redevelopment according to the State Building Code and other regulations applicable to wind damage and heavy snow loading will help to reduce risks associated with redevelopment.
Tornadoes	Vulnerable populations may increase in areas of potential risk, including areas with aged housing and areas where power lines are often affected. For this reason, the City will continue to work on housing options while HG&E improves the grid.	Redevelopment according to the State Building Code and other regulations applicable to wind damage will help to reduce risks associated with redevelopment.



Hazards	Changes in Population Patterns	Changes in Land Use and Development
Other Severe Weather	Vulnerable populations may increase in areas of potential risk, including areas with aged housing and areas where power lines are often affected. For this reason, the City will continue to work on housing options while HG&E improves the grid.	Redevelopment according to the State Building Code and other regulations applicable to wind damage will help to reduce risks associated with redevelopment.
Non-Climate Induced Hazards		
Earthquakes	None anticipated in areas of risk.	None anticipated

PROBLEM STATEMENTS SUMMARY

The problem statements in Table 58. Problem Statements Summary. reflect a summary of the problem statements included at the end of each hazard profile. They were designed to briefly summarize the key hazard risks and vulnerabilities to the community based on

potential impacts and losses from future events. They are among the issues of greatest concern and were used to assist in the identification and analysis of potential mitigation actions for Chapter 6 (Mitigation Strategy). These problem statements will be reviewed and revised as needed during plan updates to reflect the most current information resulting from the risk assessment.

Table 58. Problem Statements Summary.

Hazard	Problem Summary
Extreme Temperatures	• Extreme heat will be a significant public health threat to all residents, but especially for vulnerable populations living in older homes, homes without air conditioning, or unhoused. • The elderly and those with mobility issues may not be able to leave their homes and travel safely. • People working in businesses without air conditioning and people working outside are at risk of heat illness. • First responders may be impacted by extreme temperatures. • Older homes without insulation and single-pane glass are difficult to heat and cool and may not provide safe living conditions. • Businesses that require refrigerated trucks or refrigeration units may see business losses and increased utility costs. • The electric grid may become stressed during extreme heat events. • Extreme heat mitigation and adaptation are typically not fully integrated into local plans and regulations for new development, though progress is being made. • Extreme heat may lead to, or exacerbate, impacts to natural systems related to wildfires and invasive species (refer to those sections). • Extreme heat may lead to water quality impairments. • Recreational activities may be adversely impacted by extreme heat.
Flooding from Precipitation	• Older populations in the floodplain may have difficulty evacuating. • One school is protected by the flood protection system; this structure is used by vulnerable populations. • Potential exposed structures include the wastewater treatment facility and numerous wastewater pumping stations. The wastewater treatment facility is protected by the flood protection system;

Hazard	Problem Summary
	the pumping stations and other infrastructure are not believed to be at risk of significant damage from flooding. • Road closures may interrupt community systems including the numerous roads. The most concerning is Route 5 which may require significant detours. • According to EPA's Toxic Release Inventory (TRI) database, three buildings containing hazardous materials are found in the floodplain. These buildings include paper and machinery industries. • Multiple structures listed on the National Register of Historic Places are located in the floodplain. • Several road closures and critical facilities impacted by flooding may disrupt community events.
Other Severe Weather	• People in Holyoke have been frequently disrupted by severe weather events and other more frequent wind and thunderstorm events. Vulnerable populations may be isolated if roads are closed. • The individual damages for frequent severe weather events appear nominal but given the frequency of events in and around Holyoke, the impacts occur often and can occur anywhere in the city. • First responders may have difficulty reaching people if roads are closed due to tree debris. • These can be adversely impacted depending on the specific locations of damage. • These can be adversely impacted depending on the specific locations of damage.
Hurricanes and Tropical Storms	• Vulnerable populations may need to be evacuated and could be displaced from their homes. • Wind may cause trees to fall into structures, infrastructure, and roadways. • Wind damage to wind-susceptible buildings such as carports, greenhouses, pavilions, gazebos, and open-walled buildings. Additional damage to commercial buildings with HVAC located on roofs. • The electric grid may go down during high wind event. • First responders may have difficulty reaching people if roads are closed due to tree debris. • Historic buildings may experience damage during high wind events, especially the roofing and windows. Water entering these buildings could impact important historic and cultural artifacts. • A severe hurricane wind and rain event could negatively impact outdoor activities in the city.
Severe Winter Storms	• Vulnerable populations may be stranded during a winter storm event and may not be able to travel to emergency services. • Roof ice dams may cause damage to structures. • Severe winter storms comprised a substantial expenditure for Holyoke over the course of the last decade. • The electrical grid and roadways are susceptible to failure and loss of use during storms. • First responders may have difficulty reaching people if roads are closed due to road closures. • Severe storms may damage trees in natural areas, and historical and cultural sites. • Outdoor activities may be adversely impacted by severe winter storms.
Wildfires/Brushfires	• Populations with severe asthma may be adversely impacted by wildfires. • Unhoused populations in Holyoke are at risk of injury and displacement from brush fires.

Hazard	Problem Summary
	• Several residential structures are found in the wildfire transmission and direct exposure areas. Structures without defensible zones are more susceptible to wildfires and brush fires. • Wildfires often cause roads to be closed requiring detours impacting emergency services. • Wildfires may adversely impact forested and other vegetated areas of Holyoke. • Recreational activities may be adversely impacted by wildfires, depending on location, such as use of Mount Tom.
Droughts	• Vulnerable communities may be more sensitive to water quality impacts in drinking water and to cutbacks in outdoor use such as spray parks (noted below). • Water supply infrastructure may need to be shut down and water quality may become substandard. • Businesses requiring water for daily operations may have their operations limited due to water restrictions. • Outdoor water use restrictions and other water conservation measures during periods of extreme drought can be challenging to enforce, even when mandated through local declaration. • Water quality may be adversely impacted by major droughts. • Spray/splash parks may experience limited hours or shut-downs during droughts.
Tornadoes	• Vulnerable populations may need support seeking protected shelter. Those without cell phones may not get weather alerts. • People without basements are vulnerable. • Structures and critical infrastructure can all be impacted by tornadoes. • Roadways may be blocked due to downed trees and other debris. • The electric grid may be impacted by winds and downed trees. • Historic and cultural resources may be impacted by tornado winds. • Winds may damage trees and cause natural areas to close for cleanup. • Outdoor events could be impacted by potential tornado activity.
Invasive Species	• DPW and HG&E resources have been needed to address dead trees and water chestnut in the river and canals. • The City is concerned with Spotted Lantern Fly, Emerald ash borer impacts (dead ash trees), and water chestnut in the Connecticut River and canals. • Recreational activities may be adversely impacted, depending on location, and especially in parks and natural areas.
Earthquakes	• Vulnerable populations located in unreinforced masonry structures may sustain injuries. • Unreinforced masonry and utility lifelines impacted. • Utility systems impacted. • Historical buildings constructed out of unreinforced masonry are susceptible and may be impacted.

Hazard	Problem Summary
Flooding from Dam-Related Risks	• Older populations in potential downstream inundation areas may have difficulty evacuating, particularly in a short time frame. • Local officials sometimes do not routinely receive copies and updates of EAPs for privately owned dams. Without these documents, it is harder for emergency personnel to characterize the potential downstream risks and prepare for a potential breach event. • When engineered, dam spillways were often designed to pass a discharge for a particular historic storm recurrence interval. As the frequency and magnitude of precipitation events changes, these spillways are becoming undersized relative to their design standard which places downstream areas at increased risk of experiencing inundation from a dam failure. • All dams in Holyoke are generally located upstream of roadways and other transportation networks which would be at risk of overtopping or washing out during a dam failure. • Several dams are located on state land or on city-owned land whose failure could impact scenic areas and downstream reservoirs. • Recreation associated with Lake Bray would be impaired if the dam were to experience damage.
Landslides	• Vulnerable populations in isolated areas may be cut off if a landslide impacts specific roads. • Critical facilities do not appear to have potential for impact by a landslide event. • High groundwater has reportedly caused some slumping near sewer mains. • Roads and rail may be impacted and could cause a hazardous material spill. • Parks and other natural areas reside in or adjacent to the unstable or moderately unstable areas. • Increased precipitation intensity and invasive species' impacts to forests may influence future landslide risks.

CHAPTER 5.
CAPABILITY ASSESSMENT

OVERVIEW

The capability assessment is an evaluation of the existing tools and resources available to the City of Holyoke for increasing its resilience to hazards, with the primary purpose of identifying opportunities to improve or enhance these capabilities. Coupled with the risk assessment, the capability assessment serves as the foundation for designing an actionable and effective hazard mitigation strategy.

As in any planning process, it is important to establish which goals or actions are feasible based on the organizational capacity of those agencies or departments tasked with plan implementation. This capability assessment helps determine which types of mitigation actions are practical and likely to be completed over time based on the City’s existing authorities, policies,

programs, and resources available to support them. It also helps identify any critical capability gaps or limitations to address through corrective actions, as well the key strengths or positive measures in place that should continue to be supported or expanded upon to improve local mitigation capabilities.

This capability assessment was completed to not only help establish the goals and actions for the City of Holyoke’s HMCAP, but to also help ensure that those goals and actions are realistically achievable under current local conditions. As highlighted in FEMA’s 2022 Local Mitigation Planning Policy Guide, *“describing the current capabilities provides a rationale for which mitigation projects can be undertaken to address the vulnerabilities identified in the Risk Assessment.”*³⁵

The capability assessment for the City of Holyoke includes a comprehensive examination of several components as summarized in Table 59. It was prepared using the latest guidance and worksheets provided in FEMA’s 2023 Local Mitigation Planning Handbook.³⁶

Table 59. Capability Assessment Components.

Components	Description
Planning and Regulatory Capabilities	Local plans, policies, codes, and ordinances that are relevant to reducing the potential impacts of hazards.
Administrative and Technical Capabilities	Local human resources and their skills/tools that can be used to support mitigation activities.
Financial Capabilities	Fiscal resources the community has access to for helping to fund hazard mitigation projects.
Education and Outreach Capabilities	Local programs and methods already in place that can be used to support mitigation activities.
NFIP Participation and Compliance	Summary of information relevant to the community’s participation in the NFIP and continued compliance with NFIP requirements.

³⁵ Local Mitigation Planning Policy Guide. FEMA. April 2022. P. 25.

³⁶ Local Mitigation Planning Handbook. FEMA. May 2023. PP. 79-92 and Worksheets 4-5.



REVIEW AND INCORPORATION OF EXISTING PLANS, STUDIES, AND REPORTS

A4. Does the Plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement §201.6(b)(3))

The first step in completing the updated capability assessment was to gather and review any relevant local plans, studies, or reports completed or updated since the previous hazard mitigation plan was adopted in 2017. This information was used to help gain a current understanding of the City’s current ability to mitigate

risk, and how local capabilities may have changed over the past seven years. The 2023 Massachusetts State Hazard Mitigation and Climate Adaptation Plan (the “ResilientMass” Plan), as well as other plans adopted by the City of Holyoke in the recent past, were reviewed for consistency as well as opportunities for plan integration. The goal of this review was to support updates to this plan that easily align with and possibly incorporate key aspects of relevant plans at the state and local level.

Table 60 provides a summary of the most relevant plans, studies, reports, or sources of other technical information consulted as part of this process and how they were incorporated into this plan update.

Table 60. Relevant Plans, Studies, and Reports for Incorporation.

Plan / Study / Report	Summary Description / Incorporation
ResilientMass Plan: The Massachusetts State Hazard Mitigation and Climate Adaptation Plan (2023)	The 2023 ResilientMass Plan is an update to the Commonwealth’s innovative State Hazard Mitigation and Climate Adaptation Plan (SHMCAP) that was developed in a highly collaborative manner to fully integrate a hazard mitigation plan and a climate change adaptation plan. The ResilientMass Plan identifies strategies and specific, measurable actions state agencies can take—individually or through interagency partnerships—to address risks to the human health and safety, communities, critical assets and infrastructure, natural resources, governance, and economy of the Commonwealth. The ResilientMass Plan aims to ensure the Commonwealth is prepared to withstand, rapidly recover from, adapt to, and mitigate natural hazard events. Through the ResilientMass Plan, the Commonwealth is advancing its mission to increase its capacity for addressing natural and other hazards and climate impacts through preparation, mitigation, adaptation, and risk reduction. The ResilientMass Plan includes six (6) overarching goals which were developed through a collaborative process involving the interagency ResilientMass Action Team (RMAT) and local, regional, and community partners. It also integrates the findings of the 2022 Climate Assessment with additional analysis on all current hazards that may impact the Commonwealth, as well as future risks that will increase the likelihood, frequency, and duration of hazards. Of perhaps most relevance to local communities, the ResilientMass Plan identifies the most urgent priority impacts of these risks to various regions across the Commonwealth. The ResilientMass Plan was incorporated as a key source of information for this plan update. This included the integration and consideration of the latest climate data and information for 15 hazards impacting the Commonwealth now and, in the future, with particular emphasis on those unique impacts determined for the Greater Connecticut River Valley region. In addition, the goals and actions included in Chapter 7 (State Strategy, Actions, and Implementation Plan) were reviewed and considered as part of the update process for Holyoke’s Hazard Mitigation Plan to help ensure the City’s own goals and objectives are in alignment with and can be mutually supportive of the Commonwealth’s overall strategy. As can be seen in Chapter 6 of this plan.



Plan / Study / Report	Summary Description / Incorporation
City of Holyoke Municipal Vulnerability Preparedness (MVP) / Community Resilience Building (CRB) Summary of Findings Report (2020)	several of the goals and actions identified for Holyoke’s updated plan address the key themes identified in the ResilientMass Plan. The Commonwealth’s Municipal Vulnerability Preparedness (MVP) program provides support for cities and towns in Massachusetts to plan for resiliency and implement key climate change adaptation actions for resiliency. In 2017, Holyoke was awarded an MVP Planning Grant to assess its vulnerability to and prepare for climate change impacts, build community resilience, and receive designation from the Executive Office of Energy and Environmental Affairs (EEA) as an MVP Community. Communities with this designation become eligible for MVP Action Grant funding and other opportunities to support the implementation of priority climate adaptation actions. In completing the MVP planning process, the City of Holyoke followed the Community Resilience Building (CRB) framework with technical assistance provided by state-certified MVP Providers, CDM Smith and Kim Lundgren Associates. The CRB methodology is an “anywhere at any scale” format that draws on stakeholders’ wealth of information and experience to foster dialogue about a community’s strengths and vulnerabilities. Two CRB Workshops were held on May 2 and May 3, 2018., with the following central objectives: 1. Define top local natural and climate-related hazards of concern. 2. Identify existing and future strengths and vulnerabilities. 3. Develop prioritized actions for the community. 4. Identify immediate opportunities to collaboratively advance actions to increase resilience. The resulting Summary of Findings Report and supporting materials served as a primary source of information and community-based input for incorporation into the update of this plan. These inputs include the identification of top climate-influenced hazard categories (wind events, flooding and/or extreme precipitation, extreme heat, disease, drought, and extreme cold) and vulnerable areas or community assets (infrastructural, societal, and environmental), current community concerns and challenges presented by these hazards, current strengths and assets, and specific, prioritized recommendations to improve resilience in Holyoke.
Memorandum: MVP Action Grant – Holyoke Regulatory Review for Climate Resilience (2021)	This Technical Memorandum summarizes regulatory review work completed by the Pioneer Valley Planning Commission (PVPC) through an MVP Action Grant awarded to the City of Holyoke in 2021. The overall aim of this regulatory review was to institute development and redevelopment project review processes and standards that advance low impact approaches, including reductions in impervious cover, wider use of green infrastructure, nature-based solutions, and trees. The work was completed by PVPC staff in close coordination with the City’s Regulatory Review Advisory Working Group, including representatives from multiple departments including Planning and Economic Development, Public Works, Conservation and Sustainability, and Building. Results included recommendations to revise and update the City’s existing stormwater management ordinance and regulations, subdivision regulations, zoning ordinance (including the Floodplain Overlay District), tree and forest-friendly practices, and the local wetlands protection ordinance.



Plan / Study / Report	Summary Description / Incorporation
	This Memorandum was reviewed and incorporated as a primary source of information as it relates to possible capability improvement opportunities listed at the conclusion of this chapter. This includes general recommendations as summarized in the Memorandum, though all final marked up documents (attached as appendices to the Memorandum) are incorporated by reference.
Open Space and Recreation Plan (2018)	The Open Space and Recreation Plan (OSRP) inventories natural and recreational resources throughout the City, identifies recreational opportunities, and outlines strategies and actions for providing recreational opportunities and protecting natural resources throughout Holyoke. It includes information on the history, growth, and development of the community as well as a detailed environmental inventory and analysis. It also includes a community vision along with the identification of resource protection and management needs, followed by specific goals, objectives, and actions to be pursued through a seven-year Action Plan. Last updated in 2018, the Plan was developed by students at the Conway School after an intense round of public participation in the fall of 2017 through spring of 2018. The analyses and recommendations provided in the OSRP have provided a guiding framework for City and community member actions relating to land protection and management, environmental hazards, park and recreational programming, maintenance, and community involvement since 2019, and it is scheduled for an update by the end of 2025. The OSRP served as a key source of information related to Holyoke’s natural environment and growth and development patterns, with specific content regarding natural hazards and mitigation activities also being reviewed and/or incorporated into this updated plan. This includes details on environmental challenges such as chronic flooding, erosion, development patterns, water pollution, and environmental equity for the risk assessment, and information on existing goals, objectives, and actions that can help the community to mitigate hazards or adapt to climate change for the mitigation strategy.
Urban Forest Equity Plan (2021)	The City developed its first Urban Forest Equity Plan (UFEP) with funding assistance from the Massachusetts Municipal Vulnerability Preparedness (MVP) program. The plan’s primary purpose is to help the City provide equal access to a healthy and abundant urban forest for all of Holyoke’s neighborhoods and residents, understanding that doing so is essential in helping to address climate change and related health impacts, reduce inequities, and build community capacity and resilience. To achieve this vision the Plan focuses on the four City Center downtown neighborhoods—Churchill, Downtown, South Holyoke, and The Flats—that were part of the originally planned city and now are disproportionately impacted by community challenges. The Plan uses an equity lens to preserve, grow, and care for Holyoke’s trees through meaningful community engagement and proactive management. It serves as a guide to move Holyoke along the road towards a more equitable, sustainable, and resilient urban forest. The UFEP served as a primary source of information for understanding the City’s primary needs and priorities for expanding and improving the health, sustainability, and resilience of Holyoke’s trees to help mitigate the impact of natural hazards and climate change. Data on Holyoke’s changing climate was reviewed and incorporated into the risk assessment for this plan update, and many of the Plan’s relevant recommendations and actions steps were incorporated into discussions with the HMPC as it relates to the updated Mitigation Strategy, with an emphasis on integrating and prioritizing actions that are consistent and mutually supportive of both plans.

Plan / Study / Report	Summary Description / Incorporation
Impervious Surfaces Mitigation Plan (2020)	The purpose of the City Impervious Surfaces Mitigation Plan is to describe the impacts of impervious surfaces and recommend technical and regulatory strategies and considerations for mitigating those impacts. Funded through an MVP Action Grant, the goal of this effort was to develop an actionable, scalable, and data-driven impervious surface reduction plan to improve municipal resiliency. Phases of work included development of a mitigation plan with impervious surface reduction targets and recommendations for their implementation. The final plan includes a summary review of relevant local plans and regulations, climate change scenarios, impervious surface impacts, existing conditions, and techniques to reduce impervious surface areas. Based on the analysis and findings of these reviews along with public input, the plan identifies a series of mitigation strategies and actions to implement to reduce the impacts of impervious surfaces in Holyoke. The Impervious Surfaces Mitigation Plan was a key source of information for this plan update process, as it includes a series of recommended strategies and actions to reduce flood risk and improve stormwater management, especially in the core downtown neighborhoods. This includes possible revisions or updates to existing City ordinances and regulations, the development review process, public works projects, and changes to dimensional and design standards for various zoning districts. The findings, general recommendations, and specific actions were directly incorporated into discussions with the HMPC and the updated Mitigation Strategy to ensure continuity and alignment between both plans.

In addition to the above plans which were determined to be most relevant for incorporation into the hazard mitigation plan update, the following plans, studies, reports, and other technical documents were reviewed to gain a clearer understanding of local capabilities and their existing or potential effects on hazard risk reduction. More information on some of these documents is provided in Table 61 in the next section.

- Stormwater Management Program (2024)** – The City’s Stormwater Management Plan (SWMP) is maintained in compliance with MS4 permit requirements as administered by the U.S. Environmental Protection Agency and Massachusetts Department of Environmental Protection (MassDEP). The SWMP describes and details the activities and measures that will be implemented to meet the terms and conditions of the MS4 permit. It is focused on reducing pollutants in stormwater runoff versus mitigating flood hazards. The main elements of the City’s stormwater management program are (1) a public education program in order to affect public behavior causing
 - stormwater pollution, (2) an opportunity for the public to participate and provide comments on the stormwater program, (3) a program to effectively find and eliminate illicit discharges within the MS4 (4) a program to effectively control construction site stormwater discharges to the MS4, (5) a program to ensure that stormwater from development projects entering the MS4 is adequately controlled by the construction of stormwater controls, and (6) a good housekeeping program to ensure that stormwater pollution sources on municipal properties and from municipal operations are minimized.
- A Spatial Analysis Supporting Holyoke’s Food System (2022)** – This report is a resource to support the City and its recently formed Holyoke Food and Equity Coalition in their efforts to increase the Holyoke food system’s resilience, improve healthy food access for residents, and increase opportunities for food-related jobs in the community. Based on analyses of environmental and social conditions in the city, this planning document presents possible locations for increasing food production within the



city, shows the overlapping physical barriers to food for the most vulnerable residents, identifies the potential for composting in the food waste sector, and recommends steps the City can take to create a more resilient and equitable food system.

- **Rapid Recovery Planning Program – Funding Assistance Summary Report (2021)** – This report was prepared for the City of Holyoke as part of the Massachusetts Rapid Recovery Plan (RRP) Program. The RRP was intended to provide every municipality in Massachusetts the opportunity to develop actionable, project-based recovery plans tailored to the unique economic challenges and COVID-19 related impacts to downtowns, town centers, and commercial areas across the Commonwealth, and the RRP Funding Assistance Program gives RRP communities the opportunity to prioritize funding. This document acts as a framework and guide that outlines funding needs relative to the City of Holyoke’s priority project(s), funding best practices, targeted funding programs, and grant pursuit strategies.
- **Holyoke Tourism Strategic Plan (2020)** – This document summarizes the City’s strategic approach to capture its proportion of tourist market share by attracting more visitors and overcome long-held, preconceived notions about Holyoke’s visitor appeal. The Plan outlines key priorities, also referred to as strategic thrusts, and includes nine priority recommendations with several implementation actions within each. The planning process was led by the Office of Planning and Economic Development and involved several months of research, site visits, data collection, analysis, interviews, and workshops with the city’s leading stakeholders in tourism and economic development. In 2022, the City worked with the Pioneer Valley Planning Commission to develop the Holyoke Historic and Cultural Tourism Plan as an appendix to the Strategic Plan through the lens of heritage tourism.
- **Anticipated Vulnerabilities: Displacement and Migration in the Age of Climate Change (2019)** – This report summarizes the City’s capability to respond to an influx of migrants driven by a climate change event. The study, commissioned by the City of Holyoke and made possible through an MVP Action Grant awarded in 2018, sought to address the City’s concerns through a multipronged analysis of the experience of the post-hurricane Maria displacement/migration of Puerto Ricans to Holyoke. The report examined the needs for housing, medical, education, and social services of displaced persons, most of whom had lost everything. It also exhibits the effective coordination of services from the government and the social services sector, assisted by the local civic sector, and the willingness and readiness of its political leadership to respond forthrightly, which contributed to fulfilling to the extent possible under very the immediate demands those displaced individuals and families presented to Holyoke.
- **Community Preservation Plan (2018)** – Prepared by the City’s Community Preservation Act Committee (“CPAC or the Committee”), this Plan describes the process for administering the Community Preservation Act (CPA) in the City of Holyoke. The CPA is a state-authorized smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities through a local Community Preservation Fund. The Plan presents a description of the CPA as it applies to the City, an analysis of local needs and goals for CPA program areas, and priorities and potential projects to utilize CPA funding over the coming years. It represents an informational document for the citizens of the City, a guideline for applicants seeking project funding through the CPA, and a blueprint for this and future CPA Committees in making recommendations to the City Council for project funding.
- **The Holyoke Master Plan (1999)** – The City’s existing Comprehensive Plan, last updated in 1999, was



intended to guide the City's actions over the next several decades. It provides a series of recommendations that were developed to address Holyoke's priorities at the time, along with key goal areas for all branches of municipal government, private agencies, the business community, and individuals. The recommendations were based on an assessment of existing resources and problems, and projections of future conditions and needs, as determined during the plan's preparation. Over time, however, the Master Plan lost its relevancy and effectiveness due to the outdated nature of these assessments and projections. The Plan briefly describes issues related to floodplains and stormwater management, but otherwise it does not address natural hazards and is not deemed relevant for this plan update in comparison to the more recently plans described in Table 60.

PLANNING AND REGULATORY CAPABILITIES

C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))

Table 61 is based off Worksheet 4 from FEMA's Local Mitigation Planning Handbook. It was used by the HMPC to document and review the current planning and regulatory capabilities of the City including local plans, policies, codes, and ordinances that are relevant to reducing the potential impacts of hazards. Some additional information on how effectively these plans and regulatory tools are being used for hazard mitigation purposes can be found under the Safe Growth Survey and NFIP Participation and Compliance sections of this chapter.

Table 61. Planning and Regulatory Findings.

Planning/Regulatory Tool	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
<i>Plans</i>		
Master/Comprehensive Plan	Yes	The Comprehensive Plan Update process is underway with climate resiliency and mitigation a central focus for all sections. The new plan is anticipated to be complete by the spring of 2025 and it is expected to be an effective tool for supporting hazard risk reduction actions.
Open Space & Recreation Plan	Yes	The OSRP compliments other City plans written in recent years which advocate and recommend methods for green infrastructure implementation, increased urban tree canopy cover, and other approaches to building hazard and climate resilience. See Table 60 for a complete description. Last adopted in 2018, the OSRP is scheduled for a complete update in 2025. It will continue to reference this Hazard Mitigation Plan and support long-term risk reduction through complementary goals, strategies, and actions.
Climate Adaptation Plan	Yes	Not a plan per se, however climate adaptation is addressed in the City's MVP Summary of Findings Report (see Table 60 for full description). It identifies Holyoke's top climate change hazards and vulnerable areas/community assets, the specific concerns and challenges presented by these hazards, current strengths and assets, and prioritized recommendations to improve the City's resilience. Published in 2020,

Planning/Regulatory Tool	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
		Holyoke is set to revisit these priorities through the upcoming MVP 2.0 process which will continue to support the implementation of mitigation actions.
Floodplain Management Plan	No	No standalone plan, however, floodplain management is addressed by the City through other plans (HMP, MVP, OSRP, etc.) and regulations as described above and elsewhere in this survey. As noted above climate resiliency and floodplain management will also be addressed through Holyoke's new Comprehensive Plan expected to be complete in 2025.
Stormwater Management Plan	Yes	Updated in 2024, the City's Stormwater Management Plan (SWMP) is effective in terms of MS4 permit compliance (reducing pollutants in stormwater runoff). More details on the SWMP are provided in the previous section following Table 60. The City's stormwater management and capital project planning efforts could be enhanced to address flood risk and flood risk reduction more specifically, particularly as it relates to projected increases in the frequency and severity of heavy precipitation events due to climate change. However, as noted elsewhere in this table the City has a stormwater ordinance, a green streets guidebook, and other supportive plans and studies to implement green infrastructure projects as opportunities arise.
Capital Improvements Plan	No	Capital maintenance costs and other strategic investments are addressed through the City's annual budget process. Per the City's 2023 Financial Policies Manual, the City will maintain an annually updated, five-year capital improvement plan (CIP), and emphasizes preventive maintenance as a cost-effective approach to capital reinvestment. Capital project proposals are evaluated and decided upon by the City's Chief Administrative and Financial Official (CAFO), and the CIP is finalized by the Mayor for acceptance vote by City Council. Effective for supporting hazard risk reduction as capital projects that eliminate a hazard to public health and safety is identified as the #1 criterion for the CAFO to use in evaluating and prioritizing project proposals. However, a more formal CIP and fiscal management process led by a capital planning committee would increase overall effectiveness.
Housing Production Plan	No	N/A, however improving housing options is addressed through the City's Urban Renewal Plan as further described below (for Economic Development Plan).
Transportation Plan	No	No specific citywide plan, however, transportation and mobility improvements are addressed through several other City plans and studies for specific areas/corridors.
Economic Development Plan	Yes	The Holyoke Redevelopment Authority has prepared an urban renewal plan titled "Connect. Construct. Create. – A plan to revitalize Center City Holyoke". The action steps laid out in the plan will maximize



Planning/Regulatory Tool	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
		opportunities for private development within the Center City over the next several years. Its primary purpose is to promote economic development and growth in Holyoke by capitalizing on the City's unique characteristics, 'connecting' people and places; 'constructing' public infrastructure and a diverse stock of commercial, residential and industrial buildings; and 'creating' a more vibrant and prosperous Center City. Not directly concerned with natural hazards though the Plan is supportive of risk reduction through goals and actions that seek to promote sustainability, improve quality of life, and upgrade public infrastructure such as streetscape improvements and investments in public/open spaces. Last updated in 2020.
Historic Preservation Plan	Yes	Prepared in 2017, the plan focuses on Center City Holyoke and provides actionable steps to support preservation efforts. In addition, the City's 2022 Holyoke Historic and Cultural Tourism Plan was developed as an appendix to the 2020 Holyoke Tourism Strategic Plan (described following Table 60) through the lens of heritage tourism. Neither plan is focused on issues associated with natural hazards or risk reduction.
Emergency Operations Plan	Yes	The City's Comprehensive Emergency Management Plan (CEMP) is an all hazards plan developed to address the natural and human-caused hazards that threaten Holyoke. The CEMP describes the system that will be used by the City to prevent, prepare for, respond to, and recover from an emergency or disaster. It also identifies and assigns specific areas of responsibility for coordinating resources to support the response to an emergency or disaster. Can be an effective tool for coordinating hazard risk reduction but is more focused on incident-driven preparedness and response actions.
Continuity of Operations Plan	No	N/A
Community Wildfire Protection Plan	No	N/A
Other special plans?	Yes	Energy Reduction Action Plan (2010) See Table 60 and the bulleted list that follows for other special plans not described above.
<i>Building Code, Permitting, and Inspections</i>		
Building Code	Yes	Version/Year: MA State Building Code (780 CMR), Ninth Edition, 2017
ISO Building Code Effectiveness Grading Schedule (BCEGS®) Classification	Yes	BCEGS Commercial Class: 3 BCEGS Residential Class: 4 * Survey conducted on 2/26/2018, based on Ninth Edition of MSBC (2015 I-Codes)



Planning/Regulatory Tool	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
ISO Public Protection Classification (PPC®)	Yes	PPC Grade (Community Classification): 02/2X <i>* Effective 12/1/2022</i>
Special Permit / Site Plan Review Requirements	Yes	The Planning Board is very thorough in overseeing the administration and enforcement of special permit and site plan review procedures as detailed in Sections 9 and 10 in the City's Zoning Ordinance. The City also has a new Zoning Enforcement Officer position at the Building Department who ensures compliance with zoning regulations in the field.
<i>Zoning, Land Use, and Development Regulations</i>		
Zoning Bylaw	Yes	Enacted to promote the general welfare of the City of Holyoke, and among other purposes, to protect the health and safety of its inhabitants, to encourage the most appropriate use of land throughout the city, and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them. Very effective in supporting hazard risk reduction and last amended in 2023.
Subdivision Regulations	Yes	Adopted and enforced by the Planning Board. Though there are not many subdivisions in Holyoke, nor space to accommodate them, any subdivision applications or large development reviews do take stormwater management, erosion control, and flood mitigation into account along with other public safety measures.
Floodplain Regulations	Yes	Adopted and administered per Section 8.1 (Floodplain Overlay District) of the Zoning Ordinance, in combination with enforcement of building code and wetlands protection requirements. Effective tool for hazard risk reduction in mapped floodplains, however very little new development occurs within these areas.
Wetlands Protection Regulations	Yes	The City's Wetlands Protection Ordinance provides increased protections for wetland buffer zones and broader definitions of resource areas that would otherwise not be considered under the Massachusetts Wetlands Protection Act alone. Very effective in supporting flood risk reduction and is strongly enforced by the Conservation Commission and its staff. Last revised in 2013.
Stormwater Management Regulations	Yes	Adopted per Chapter 38, Article IV of the City's Code of Ordinances and by the Board of Public Works (as the City's Stormwater Authority) to control the adverse impacts associated with stormwater runoff from new development and redevelopment. Regulations are closely enforced with regards to permitting by the City Engineer and Board of Public Works, with some follow-up on violators. Last updated in 2021.



MASSACHUSETTS STATE BUILDING CODE

All municipalities in the state must adopt and enforce the current Massachusetts State Building Code (MSBC). The MSBC consists of a series of international model codes and any state-specific amendments adopted by the Board of Building Regulations and Standards (BBRS). The BBRS regularly updates the state building codes as new information and technology becomes available and change is warranted.

The MSBC is separated into two distinct volumes: The Residential volume regulates all one- and two-family structures and townhouses that are three stories or less, as well as their accessory structures. The Base volume regulates all structures that are not covered by the Residential regulations.

The current version of the MSBC is the tenth edition, which became effective on October 11, 2024, with a concurrency period with the ninth edition until January 1, 2025. The tenth edition is based on modified versions of the following 2021 codes as published by the International Code Council (ICC), which is a significant improvement over the ninth edition which was based off 2015 codes.

- The International Building Code (IBC)
- International Residential Code (IRC)
- International Existing Building Code (IEBC)
- International Mechanical Code (IMC)
- International Energy Conservation Code (IECC)
- International Swimming Pool and Spa Code (ISPSC)
- Portions of the International Fire Code (IFC)

The Commonwealth of Massachusetts requires mandatory enforcement of the MSBC and does not allow local amendments to the residential code. In addition, the Commonwealth adopts a plumbing and electrical code. The Commonwealth also has a program in place for code official certification, which includes taking code classes prior to examination and certification, requires continuing education, and allows consumers to file

complaints against inspectors. Massachusetts also requires licensing of general, plumbing, electrical, and roofing contractors; requires licensing candidates to pass an examination prior to licensing; and requires continuing education.

Massachusetts continues to perform well in terms of objective assessments of the MSBC. For example, in its most recent “Rating the States” report, the Insurance Institute for Business and Home Safety (IBHS) ranked Massachusetts 9th (scoring 77 out of a possible 100 points on the IBHS scale). Now in its fifth edition, IBHS’s 2024 report evaluates the 18 states along the Atlantic and Gulf coasts, all vulnerable to catastrophic hurricanes, based on building code adoption, enforcement, and contractor licensing. Massachusetts was a state with a downward trend in its IBHS scores since the program began in 2012 due to various actions that have weakened the MSBC, however it is expected that the 2024 adoption of higher standards, including those based on the latest (2021) International Codes through the tenth edition, will result in score increases.

The tenth edition of the MSBC also contains a series of requirements for flood-resistant design and construction that are in accordance with the ASCE 24 standard, which incorporates—and in certain areas exceeds—FEMA’s NFIP construction standards. Highlights of ASCE 24 that complement the NFIP minimum requirements include requirements for building performance; flood-damage-resistant materials, utilities and service equipment, and siting considerations. Specific requirements for design flood elevations and the use of flood-resistant materials may be found in the ASCE 24 Tables included in 780 CMR. Under the tenth edition of the MSBC, a higher regulatory standard that affects development and redevelopment within mapped flood zones is the requirement that new or substantially improved buildings must be elevated so that the lowest floor surface is 2-3 feet above the FEMA base flood elevation (1% chance storm elevation from the FEMA Flood Insurance Rate Map) depending on the situation. This requirement raised the minimum



freeboard standards by an additional foot from the ninth edition of the MSBC.

The City of Holyoke administers the MSBC for all applicable projects and according to Insurance Services Office, Inc. (ISO) maintains a demonstrated commitment to code adoption and enforcement services. ISO helps distinguish communities with effective building codes through a comprehensive evaluation program called the Building Code Effectiveness Grading Schedule (BCEGS). Under BCEGS, ISO collects information on a community’s building code adoption and enforcement services, analyzes the data, and then assigns a classification from 1 to 10. BCEGS Class 1 represents an exemplary commitment to building code enforcement through code administration, plan review, and field inspection. According to the latest evaluation study performed by Insurance Services Office (ISO) in 2018, the City of Holyoke had a BCEGS class of 4 for 1 and 2 family dwellings and a class 3 for all other construction. It is anticipated that these classifications will only improve following ISO’s next BCEGS survey based on its enforcement of the tenth edition of the MSBC as described above.

SAFE GROWTH SURVEY

As part of the assessment for planning and regulatory capabilities, City staff completed a *Safe Growth Survey*. This unique survey instrument was drawn from the Safe Growth Audit concept developed for the American Planning Association (APA) to help communities evaluate the extent to which they are positioned to grow safely

relative to natural hazards. The survey covered six topic areas including the following:

- Land Use
- Transportation
- Environmental Management
- Public Safety, Zoning Ordinance
- Subdivision Regulations
- Capital Improvement Program and Infrastructure Policies

While somewhat of a subjective exercise, the *Safe Growth Survey* was used to provide some measure of how adequately existing planning mechanisms and tools were being used to address the notion of safe growth. In addition, the survey instrument was aimed at further integrating the subject of hazard risk management into the dialogue of local community planning and to possibly consider and identify new actions as it relates to those local planning policies or programs already in place or under development. It is anticipated that the *Safe Growth Survey* will be used again during plan updates to help measure progress over time and to continue identifying possible mitigation actions as it relates to future growth and community development practices, and how such actions may better be incorporated into local planning mechanisms.

The results of the Safe Growth Survey are summarized in Table 62. This includes describing how strongly the City’s planning staff agrees or disagrees with 25 statements as they relate to Holyoke’s current plans, policies, and programs for guiding future community growth and development, according to the following scale:

1=Strongly Disagree 2=Somewhat Disagree 3=Neutral 4=Somewhat Agree 5=Strongly Agree

Table 62. Safe Growth Survey Results.

MASTER/COMPREHENSIVE PLAN					
Land Use					
1.	The master/comprehensive plan includes a future land use map that clearly identifies natural hazard areas.	1	2	3	4 5



2. Current land use policies discourage development and/or redevelopment within natural hazard areas.	1	2	3	4	5
3. The master/comprehensive plan provides adequate space for expected future growth in areas located outside of natural hazard areas.	1	2	3	4	5
<i>Transportation</i>					
4. The transportation element limits access to natural hazard areas.	1	2	3	4	5
5. Transportation policy is used to guide future growth and development to safe locations.	1	2	3	4	5
6. Transportation systems are designed to function under disaster conditions (e.g., evacuation, mobility for fire/rescue apparatus, etc.).	1	2	3	4	5
<i>Environmental Management</i>					
7. Environmental features that serve to protect development from hazards (e.g., wetlands, riparian buffers, etc.) are identified and mapped.	1	2	3	4	5
8. Environmental policies encourage the preservation and restoration of protective ecosystems.	1	2	3	4	5
9. Environmental policies provide incentives to development that is located outside of protective ecosystems.	1	2	3	4	5
<i>Public Safety</i>					
10. The goals and policies of the master/comprehensive plan are related to and consistent with those in the hazard mitigation plan.	1	2	3	4	5
11. Public safety is explicitly included in the master/comprehensive plan's growth and development policies.	1	2	3	4	5
12. The monitoring and implementation section of the master/comprehensive plan covers safe growth objectives.	1	2	3	4	5
ZONING BYLAWS					
13. The zoning bylaws conform to the master/comprehensive plan in terms of discouraging development and/or redevelopment within natural hazard areas.	1	2	3	4	5
14. The bylaws contain natural hazard overlay zones that set conditions for land use within such zones.	1	2	3	4	5
15. The bylaws require or encourage resilient development through density bonuses, flexibility with setback requirements, or other incentives for projects outside of natural hazard areas.	1	2	3	4	5
16. The bylaws prohibit development within, or filling of, wetlands, floodways, and floodplains.	1	2	3	4	5
SUBDIVISION REGULATIONS					



17. The subdivision regulations restrict the subdivision of land within or adjacent to natural hazard areas.	1	2	3	4	5
18. The regulations provide for conservation subdivisions or cluster subdivisions to conserve environmental resources.	1	2	3	4	5
19. The regulations allow density transfers where natural hazard areas exist.	1	2	3	4	5
CAPITAL IMPROVEMENT PROGRAM AND INFRASTRUCTURE POLICIES					
20. The capital improvement program limits expenditures on projects that would encourage development and/or redevelopment in areas vulnerable to natural hazards.	1	2	3	4	5
21. Infrastructure policies limit the extension of existing facilities and services that would encourage development in areas vulnerable to natural hazards.	1	2	3	4	5
22. The capital improvements program provides funding for hazard mitigation projects identified in the hazard mitigation plan.	1	2	3	4	5
OTHER					
23. Economic development and/or redevelopment strategies include provisions for mitigating natural hazards or otherwise enhancing social and economic resiliency to hazards.	1	2	3	4	5
24. Local plans, policies, or regulations promote the use of green infrastructure, low impact development, or other nature-based solutions for managing stormwater and other climate hazards.	1	2	3	4	5
25. The community considers and addresses potential impacts of its plans, policies, or regulations on Environmental Justice (EJ) neighborhoods or other socially vulnerable populations.	1	2	3	4	5

ADMINISTRATIVE AND TECHNICAL CAPABILITIES

Table 63 is based off Worksheet 4 from FEMA's Local Mitigation Planning Handbook. It was used by the HMPC

to document and review the current administrative and technical capabilities of the City. These include staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions.

Table 63. Administrative and Technical Findings.

Administrative/Technical Resource	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
<i>Local Boards/Committees</i>		
Planning Board	Yes	The Holyoke Planning Board is responsible for protecting the health and safety of Holyoke residents while balancing the rights of property owners

Administrative/Technical Resource	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
		through the consideration of project submittals, public testimony, and City department comments in conjunction with the laws established for regulating such development through local and state regulations. Very effective in supporting hazard risk reduction through the administration and enforcement of those plans and regulations described in the previous section.
Conservation Commission	Yes	The three major roles of the Commission are to (1) review project proposals for compliance with state and local wetland regulations; (2) issue enforcement orders for violations within wetlands jurisdictional areas; (3) actively conserve high priority wetland resources for the public good. Very effective in supporting hazard risk reduction through the conservation, protection, and enhancement of wetlands and other natural resources.
Capital Planning Committee	No	N/A
Climate Action Committee	No	N/A
Other relevant boards/committees?	Yes	The <u>Holyoke Redevelopment Authority</u> (HRA) has the powers to plan and implement activities needed to redevelop underutilized, deteriorated or blighted areas, to encourage new development, promote growth, create tax revenue, and create new jobs in the City of Holyoke. The <u>Board of Public Works</u> provides direction and control over the construction, location, repair, and care of public buildings, infrastructure systems, and other community assets (public grounds, trees, etc.). The <u>Council on Aging</u> designs, promotes, and implements services for Holyoke's senior residents (persons sixty years and older). The <u>Citizens Advisory Committee</u> is an advisory committee of residents that provides recommendations on the CDBG Program and other federal funding allocations. The Community Preservation Act Committee (CPAC) has the responsibility to oversee CPA funds (described in Table 64 under Financial Capabilities). The <u>Local Emergency Planning Committee</u> (LEPC) meets quarterly to maintain emergency plans and involves local business leaders.
<i>Staff</i>		
Community Planner	Yes	The City's Office of Planning & Economic Development is staffed by several planners. The mission of the department is to protect the health and safety of its community members, to encourage the most appropriate use of land throughout the city, to preserve the cultural, historical and agricultural heritage of the community, to increase the amenities of the city, and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them. Very effective in supporting natural hazard risk reduction efforts throughout the city.



Administrative/Technical Resource	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
Chief Building Official	Yes	The City's Building Commissioner oversees the Building Department, which is committed to improving the quality of life for the people of Holyoke by advancing public health and safety through effective building code enforcement. The Department employs multiple inspectors and is charged with enforcing the State Building Code, City Zoning Ordinances (including floodplain development regulations) and conditions attached to Special Permits. It responds to citizen complaints about the safety, accessibility and security of construction to their homes and businesses. It also performs plan reviews, on-site inspections of all new construction, alterations, and repairs. Very effective for hazard risk reduction.
Civil Engineer	Yes	The City Engineer oversees the Engineering Division within the Department of Public Works, with a mission to provide support, assistance, and oversight for new development and redevelopment applicants to ensure compliance with City standards and local, state, and federal law. The Division also supports internal customers for the operations and maintenance of city facilities and infrastructure. Very effective.
Emergency Manager	Yes	The Emergency Management Director oversees the Holyoke Emergency Management Department, with a mission to develop, coordinate and lead the City's Emergency Management Program, enabling effective preparation for, and efficient response to, emergencies and disasters to save lives, reduce human suffering, and reduce property loss. The Department also works with other City departments and agencies to mitigate potential risks and is prepared to respond as necessary to assist emergency response personnel. Very effective.
Floodplain Administrator	Yes	This is part of the Building Commissioner's role as described above.
Sustainability/Climate Coordinator	Yes	The City's Director of Conservation and Sustainability oversees efforts related to the preservation of Holyoke's open spaces, preserving water resources, reforesting the city, and working to enhance its position as a leader in sustainability. Very effective in supporting hazard mitigation and climate adaptation activities.
GIS Coordinator	Yes	Auxiliary function performed by staff in the Office of Planning & Economic Development.
Public Information Officer/Specialist	No	No designated full-time position though this function is handled through the Mayor's Office.
<i>Technical</i>		
Grant writing	Yes	Grant writing and administration services are handled at the department level, with good internal collaboration across departments/divisions on the pursuit funding for hazard and climate resilience (especially between the Office of Planning & Economic Development, Conservation and



Administrative/Technical Resource	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
		Sustainability, and Public Works). The Department of Public Works recently added a full-time Grant Writer / Stormwater Coordinator position to bolster these capabilities.
GIS mapping and analysis	Yes	Maintaining and updating GIS data files is done within the Office of Planning & Economic Development.
Hazard data and information	No	N/A – the City does not maintain its own data records or GIS data layers on hazards or climate risks.
Maintenance programs to reduce risk (e.g., tree trimming, drainage clearance)	Yes	The Department of Public Works diligently manages and maintains the City's key infrastructure, providing services that are essential for the well-being of the community, and responding swiftly to emergencies. Very effective in supporting hazard risk reduction across the community. This includes but is not limited to enhancing stormwater management and drainage systems to alleviate flooding, snow removal and roadway clearance, emergency traffic control, and caring for the city's trees and green spaces. Holyoke Gas & Electric conducts much of the tree trimming in Holyoke within respective right-of-ways to protect electric lines. The City also has a vegetation management plan and yearly operating plan approved by the Massachusetts Department of Agricultural Resources and Natural Heritage and Endangered Species Program. The City has a contract with a private company to remove high-risk trees and for pruning trees throughout the year, but work is limited to what available funds can cover.
Acquisition of land for open space, recreation, and other public use	Yes	The City has acquired or partnered with other organizations to acquire land for open space preservation and other natural resource protection projects. These efforts can be very supportive of hazard risk reduction initiatives. For example, this includes the recent and ongoing open space protection projects at Anniversary Hill Park to protect the headwaters of Day Brook from development pressures.
Warning systems/services (e.g., Reverse 911, outdoor warning signs)	Yes	The City uses an emergency notification system powered by Everbridge. The service allows community members to sign up and receive notifications through phone calls, text messaging, e-mail and more to alert them of imminent threats to health and safety as well as informational notifications that affect their locations or work environments. The City also recommends residents subscribe to Everbridge's Nixle system to receive email, text or voice messages with alerts and advisories from local law enforcement.
Mutual Aid Agreements	Yes	The City has also opted in with MEMA under statewide mutual aid agreements (Public Safety and Public Works).

FINANCIAL CAPABILITIES

Table 64 is based off Worksheet 4 from FEMA's Local Mitigation Planning Handbook. It was used by the HMPC

to identify and review the City's eligibility and access to funding sources that can be used to support the implementation of hazard mitigation projects.

Table 64. Financial Findings.

Financial Tool/Source	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
General funds	Yes	Annual budget as proposed by the Mayor and approved by City Council. City departments participate in the budget planning process through specific draft budget requests which may include staffing, equipment, projects, or activities to support hazard risk reduction. As stated in the City's Financial Policies Manual, "the City will plan to regularly fund, within departmental operating budgets, the maintenance costs for equipment, facilities, infrastructure, and other capital assets to maximize their useful lifespans."
Capital Improvement Program (CIP) funding	Yes	The City funds capital improvements through the annual budget and CIP process combined with other sources (debt financing, external grants, etc.). The City's Chief Administrative and Financial Officer (CAFO) is responsible for developing the City's annual capital budget and CIP in accordance with the Mayor's directives, which involves maintaining a capital asset inventory, prioritizing projects, analyzing funding, and creating a long-term financial plan achievable within the City's budget limitations.
Fees for water, sewer, gas, or electric services	Yes	The City administers water and sewer fees, though these rates are already high due to federally mandated combined sewer overflow remediation projects. Holyoke Gas & Electric is a municipally owned utility that administers gas and electric fees.
Stormwater utility fee	Yes	Holyoke's Stormwater Utility Policy allows the City to levy fees on real property to pay for management of stormwater runoff generated by those properties, however no such enterprise fund has been established. If created, a stormwater utility would be an effective tool for flood risk reduction as the City could leverage the revenue generated through fees to fund stormwater system improvements, but also encourage property owners to reduce stormwater generation on their properties in exchange for lowered costs.
Development impact fees	No	N/A
General obligation bonds and/or special purpose bonds	Yes	On at least an annual basis, the City issues debt to finance capital projects, including streets, schools, stormwater, water utility, sanitary sewer, and power utility. The City can incur debt through general obligation bonds and/or special tax bonds for specific hazard mitigation measures, though the financial situation of the City limits this ability significantly.



Financial Tool/Source	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
FEMA Hazard Mitigation Assistance (HMA) funds	Yes	FEMA's current HMA grant programs (BRIC, FMA, HMGP) remain a good source of external funding for implementing eligible and cost-effective mitigation projects in coordination with MEMA.
HUD Community Development Block Grant (CDBG) funds	Yes	The City is eligible for HUD CDBG and CDBG-DR funding that could be used to support the implementation of hazard mitigation actions.
Other federal funding programs	Yes	NOAA, EPA, USACE, and other federal agencies do make grant funding available for a variety of resilience-themed projects and initiatives that the City may be eligible to pursue in the future. This includes both pre- and post-disaster funding programs that can be very effective in supporting the implementation of cost-effective hazard mitigation projects, many of which are described in FEMA's Mitigation Resource Guide. ³⁷
Massachusetts Municipal Vulnerability Preparedness (MVP) Action Grant funds	Yes	The MVP Action Grant offers financial resources to communities that are seeking to advance priority climate adaptation actions to address climate change impacts resulting from extreme weather, sea level rise, inland and coastal flooding, severe heat, and other climate impacts. As a designated "MVP Community" the City is eligible to apply for grants on its own, or as part of a regional partnership of multiple municipalities provided that the lead applicant is MVP-designated. The City actively pursues MVP Action Grants, most recently in support of green infrastructure construction in the Day Brook watershed.
Massachusetts Community Preservation Act (CPA) funds	Yes	The City of Holyoke adopted the CPA with a 1.5% property tax surcharge rate at the November 2016 election. Passage of CPA allowed the City to establish a Community Preservation Fund to support open space, historic preservation, outdoor recreation, and community housing. Funding can be used as an effective tool for hazard risk reduction, and per the City's 2018 Community Preservation Plan it prioritizes actions that support environmental and economic resiliency such as flood control, preserving natural resources, and promoting green infrastructure to enhance and protect neighborhoods.
Other state funding programs		The Commonwealth makes a variety of funding programs available on a routine basis to support local risk reduction projects. Some of the most applicable opportunities for the City include MVP Action Grants and other annual grant programs through EEA, such as the Culvert Replacement Municipal Assistance Grant Program. Others may include Community Compact grants, Green Communities grants, etc. depending on the scope and scale of specific projects.

³⁷ Mitigation Resource Guide. FEMA. March 2021.



EDUCATION AND OUTREACH CAPABILITIES

Table 65 is based off Worksheet 4 from FEMA’s Local Mitigation Planning Handbook. It was used by the HMPC to identify and review existing education and outreach

programs that can be used or expanded upon to support local mitigation activities.

Table 65. Education and Outreach Findings.

Education & Outreach Program/Method	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
Community newsletter(s)	Yes	Some City Departments, including the Office of Planning & Economic Development, have used electronic newsletters. The City also maintains a “News” section on its website (described below).
Web-based / social media	Yes	The City maintains an up-to-date municipal website with current information, documents, and news from a variety of departments. A community calendar is also posted on the site along with copies of meeting agendas, minutes, etc. The City also maintains active social media accounts including Facebook, X, and Instagram to help communicate with members of the community on a regular basis. These can be very effective tools for sharing information related to community hazards and risk reduction measures.
Public Access TV, radio, etc.	Yes	Holyoke Media is an independent, non-profit, multimedia organization funded through the local cable franchise. It provides coverage of City government meetings on cable channel 15 maintains an archive of community affairs and new videos on YouTube.
Community gatherings, festivals, celebrations, or other events	Yes	The City hosts many community gatherings that include a wide variety of arts and cultural events where community members and visitors come together, presenting numerous opportunities to expand education and outreach on natural hazards, emergency preparedness, and long-term mitigation activities.
Hazard awareness campaigns (e.g., <i>Severe Weather Awareness Week</i>)	Yes	City departments and partnering organizations have participated in campaigns such as National Preparedness Month (September) to increase community awareness on the importance of preparing for emergencies and disasters.
Organizations that represent, advocate for, or interact with underserved or vulnerable populations	Yes	The <u>Holyoke Housing Authority</u> (HHA) provides long-term rental housing and rental assistance to more than 2,000 low-income families, elders, and disabled individuals. HHA is committed to developing and sustaining safe, decent, and affordable housing in Holyoke and through innovative programming, strives to support and empower residents and meet the unique local needs of the community. The <u>Council on Aging</u> designs, promotes, and implements services for Holyoke’s senior population (persons sixty years and older).



Education & Outreach Program/Method	In Place? (Yes/No)	General Description / Effectiveness for Hazard Risk Reduction
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, etc.	Yes	The Holyoke Community Emergency Response Team (CERT) is a group of volunteers, City officials, and community organizations that help the community during emergencies. The Holyoke Local Emergency Planning Committee (LEPC) involves local business leaders to provide resources to the community, industry, and emergency responders in the area of hazardous materials (HAZMAT) incidents and natural hazard mitigation planning and response.
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness)	Yes	The Holyoke Fire Department routinely engages in fire prevention awareness and a variety of life safety education programs. The City has developed pamphlets on fire prevention and other disaster preparedness topics and is increasingly migrating that information to the City's website and social media outlets.
Natural disaster or safety-related school programs	No	N/A
StormReady® certification	No	N/A
Firewise USA® certification	No	N/A
Public-private partnership initiatives addressing disaster-related issues	Yes	The City continues to collaborate with the Pioneer Valley Planning Commission and other partners such as the Enchanted Circle Theater, the Boys & Girls Club of Greater Holyoke, and local schools on efforts to install green infrastructure projects in the Day Brook watershed.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) PARTICIPATION AND COMPLIANCE

C2. Does the Plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))

The National Flood Insurance Program (NFIP) is a program created by the United States Congress in 1968. The NFIP has two purposes: to share the risk of flood losses through flood insurance and to reduce flood damages by restricting floodplain development. The program enables property owners in participating communities to purchase insurance protection, administered by the government, against losses from

flooding, and requires flood insurance for all federally backed loans or lines of credit that are secured by existing buildings, manufactured homes, or buildings under construction, that are in FEMA-mapped special flood hazard areas in a community that participates in the NFIP. The availability of NFIP policy coverage is limited to communities that adopt adequate land use and control measures with effective enforcement provisions to reduce flood damages by restricting development in areas exposed to flooding. There are now more than 20,000 participating communities across the United States and its territories.

The City of Holyoke has participated in the NFIP since 1979. As summarized in Table 66, the HMPC used Worksheet 5 from FEMA's *Local Mitigation Planning Handbook* to collect information regarding the City's participation in and compliance with the NFIP. This



worksheet, in addition to a separate *NFIP Survey*, helped the HMPC to identify areas for improvement and other ideas that could be potential mitigation actions.

Table 66. NFIP Participation and Compliance Findings.

NFIP Topic	Source of Information	Comments
<i>Insurance Summary</i>		
How many NFIP policies are in the community? What is the total premium and coverage?	FEMA NFIP Services, Flood Insurance Data and Analytics; State NFIP Coordinator	As of August 31, 2023, a total of 23 NFIP policies are in force. The total premium is \$34,098 for a total of \$8,643,000 in coverage.
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	FEMA NFIP Services, Flood Insurance Data and Analytics (HUDEX report)	A total of 16 claims have been paid since 1979, totaling \$182,232 in losses. There have been no claims paid for substantial damage.
How many structures are exposed to flood risk within the community?	GIS analysis (FEMA FIRMs + building footprint data)	It has been estimated that 189 structures are at risk to the 1-percent annual chance flood, and 19 are at risk to the 0.2 percent annual chance flood for a combined total of 208 structures exposed to flood risk. An estimated 146 of these structures are protected by the levee system.
Are there any repetitive or severe repetitive loss structures in the community?	MEMA / FEMA	According to MEMA, there is one single-family home defined as a "Repetitive Loss Property" under the NFIP within Holyoke. There are no severe repetitive loss properties.
Describe any areas of flood risk with limited NFIP policy coverage	GIS Analysis / HMPC	No address-specific data has been made available by FEMA, but it is generally assumed that owners of property located in special flood hazard areas are underinsured when it comes to flood insurance coverage (based on only 23 current policies under the NFIP in comparison to 208 structures estimated to be exposed to moderate to high flood risk).
<i>Staff Resources</i>		
Who is responsible for floodplain management in the community? Do they serve any roles other than Community Floodplain Administrator (FPA)?	HMPC	The duties of floodplain management and implementation of the commitments and requirements of the NFIP have been assigned to the City's Building Commissioner (auxiliary function), with support coming from the Office of Planning & Economic Development as it relates to applying current zoning regulations in the Floodplain Overlay District.
Is the Community FPA or NFIP Coordinator a Certified Floodplain Manager?	HMPC	No

NFIP Topic	Source of Information	Comments
Is floodplain management an auxiliary function?	HMPC	Yes, for the Building Commissioner.
Explain NFIP administration services (e.g., permit review, GIS, inspections, engineering capability).	HMPC	All development in the Floodplain Overlay District, including structural and non-structural activities, are reviewed for compliance with the City's Zoning Ordinance and above rules and regulations. The City complies with the NFIP by enforcing floodplain regulations, maintaining up-to-date floodplain maps, and providing information to property owners and builders regarding floodplains and building requirements. The Building Department offers FIRMs and other relevant information for those considering the purchase of flood insurance.
What are the barriers to running an effective NFIP program in the community, if any?	HMPC	None identified. Very little new development occurs within the Floodplain Overlay District.
Compliance History		
Is the community in good standing with the NFIP?	State NFIP Coordinator, FEMA	Yes
Are there any outstanding compliance issues (i.e., current violations)?	Community FPA	No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	State NFIP Coordinator, FEMA (CIS)	Last CAC was 9/18/2023 Last CAV was 12/16/2008
Is a CAV or CAC scheduled or needed?	Community FPA	Not at this time.
Regulation		
When did the community enter the NFIP?	State NFIP Coordinator, FEMA (CIS)	8/15/1979 (Regular Entry) 05/20/1974 (Emergency Entry)
Are the FIRMs digital or paper?	FEMA	Digital
Do floodplain development regulations meet or exceed FEMA or State minimum requirements? If so, in what ways?	HMPC, Zoning Ordinance	Floodplain regulations are administered through the enforcement of the City's Zoning Ordinance which exceed current FEMA/NFIP minimum requirements. These regulations will be routinely updated as necessary to maintain compliance with existing NFIP and State minimum standards for floodplain management. As described earlier in this chapter, higher regulatory standards are also met through the City's enforcement of the Massachusetts State Building Code (780 CMR). Other NFIP development requirements are included in the



NFIP Topic	Source of Information	Comments
		City's administration of the Commonwealth's Wetlands Protection Act Regulations (310 CMR).
How does the community enforce local floodplain regulations and monitor compliance? Explain the permitting process.	HMPC, community records	Any development proposed within the Floodplain Overlay District (FOD) would need a special permit granted by the City Council in accordance with existing regulations as adopted under Section 8.1 of the City's Zoning Ordinance. These floodplain regulations were last revised in 2013 in close consultation with MEMA/FEMA and will continue to be updated as needed. There have only been a few projects proposed in the FOD in the past twenty years, suggesting that space limitations or the uncertainty of the special permit review creates a disincentive to develop in the flood zone. Applicants for any development in the FOD are required to submit plans that include the Special Flood Hazard Area and proposed elevations of the proposed structures. Substantial monitoring and compliance activities are also performed under the Building Department's administration of the State Building Code. Inspection and certification of lowest floor elevation is required by the MSBC.
<i>Community Rating System (CRS)</i>		
Does the community participate in CRS? If so, what is the community's CRS Class?	FEMA	No
What categories and activities provide CRS points and how can the class be improved?	Verisk	N/A

Table 67 provides some additional information in response to the updated requirements included in FEMA's 2022 Local Mitigation Planning Policy Guide (Element C2-a):³⁸

Table 67. Additional NFIP Participation and Compliance Information.

Required Information	Response
Adoption of NFIP minimum floodplain management criteria via local regulation.	Zoning Ordinance, Section 8.1 – Floodplain Overlay District. Last revised in January 2020.
Adoption of the latest effective Flood Insurance Rate Map (FIRM), if applicable.	Zoning Ordinance, Section 8.1.1 (Purpose and Establishment) establishes the Floodplain Overlay District to include all special flood hazard areas within the City designated on the Hampden County Flood Insurance Rate Map (FIRM) issued by FEMA. The latest effective FIRM for the City of Holyoke (dated July 16, 2013) are in effect for the purposes of this ordinance.

³⁸ Local Mitigation Planning Policy Guide. FEMA. April 2022. P. 26.

Required Information	Response
Implementation and enforcement of local floodplain management regulations to regulate and permit development in SFHAs.	See explanation of the City's permitting process provided in Table 66.
Appointment of a designee or agency to implement the addressed commitments and requirements of the NFIP.	The Building Commissioner has been designated to serve as the official floodplain administrator for the City.
Description of how participants implement the substantial improvement/substantial damage provisions of their floodplain management regulations after an event.	The City implements the SI/SD provisions of its floodplain management regulations as required per the NFIP (CFR Title 44, Parts 59 through 65) and Massachusetts State Building Code (780 CMR). The City will also coordinate with State Flood Hazard Management Program staff to assure that proper practices are followed and that a post-disaster plan will be in place to implement all SI/SD provisions.

SUMMARY AND CONCLUSIONS

The City of Holyoke is a small, densely settled city with relatively strong capabilities and resources to support the implementation of hazard mitigation actions. This chapter provides documentation on the existing local authorities, policies, programs, and resources to support hazard mitigation.

Some of the strongest hazard mitigation capabilities for Holyoke are found through the adoption and maintenance of local plans and the routine administration and enforcement of strong codes and regulations. The City is in the process of creating a new comprehensive plan with a focus on improving hazard and climate resiliency that will build off its previous innovative efforts in this space. For example, this includes the MVP planning process and follow-on projects, the Urban Forest Equity Plan, and the Impervious Surfaces Mitigation Plan. The City reviews and routinely updates its regulations and procedures that can help reduce natural hazard risks, including most recently its stormwater management ordinance and related regulations and enforcement procedures. Additional regulatory updates and improvements for climate resiliency will continue to be considered and pursued based on the outcomes and recommendations

from the previous planning efforts as described above. The City remains committed to community sustainability and resilience as evidenced by its ongoing efforts to preserve and/or enhance Holyoke's open spaces, water resources, and other natural protective features such as the urban tree canopy.

The City employs committed staff across numerous departments to administer existing local programs, regulations, and other activities, who are supported by many local boards and committees. The oversight and enforcement of local codes and regulations is considered very effective, as is the routine maintenance of key infrastructure and other city-owned assets. The City benefits from effective collaboration and interdepartmental coordination across various entities and public-private partnerships, especially as it relates to dealing with hazards and other resilience-themed projects. Although the City's administrative and technical capabilities are considered strong, existing human resources do occasionally get stretched thin with frequent staff turnover and departments often working on balancing day-to-day functions with multiple projects or priorities that take significant time.

The City's financial capabilities are also strong in terms of its ability to leverage local and external funding sources



to support hazard mitigation projects. Examples include the City's ability to appropriate local funds for investments in stormwater improvements, tree planting (heat mitigation), open space preservation, and other hazard mitigation or community resilience building initiatives. Funding can come from a variety of local financing mechanisms including the annual budget and CIP process, general obligation bonds and/or special tax bonds, or Community Preservation Fund; however, the financial situation of the City can also limit this capability significantly. Several City departments have been successful in leveraging external grant programs focused on climate resilience and hazard mitigation, including EEA's MVP Action Grants which will remain a target for supporting investments in green infrastructure projects. While various City staff have been successful in seizing these grant opportunities for their respective programs, the recent hiring of a full-time grant writer for the Department of Public Works should enhance its ability to pursue financing more aggressively for larger capital projects, including those addressing hazard mitigation and long-term climate adaptation.

The City is fortunate to have many methods and tools to support public education and outreach initiatives that can support hazard mitigation, such as a regularly maintained website, social media, public access TV, and community gathering events. Several City departments and local boards and/or commissions routinely conduct public outreach campaigns and/or deliver educational programming; in addition to several organizations that routinely engage with and advocate for underserved or socially vulnerable populations. This variety of resources can be used to help with increasing risk awareness and promoting emergency preparedness and hazard mitigation activities that can be accomplished on citywide, neighborhood, and site-specific scales.

Although the City of Holyoke has relatively high capabilities and is well-positioned to mitigate the natural hazard risks faced by the community, it can expand and improve on the capabilities described in this chapter. Some general and specific opportunities to address

existing gaps or limitations in local capabilities to reduce risk have been identified for each capability type and are further described below. Each of these opportunities were then considered by the HMPC during the plan update process as potential new mitigation actions to be included in the Mitigation Strategy.

OPPORTUNITIES TO EXPAND AND IMPROVE ON CAPABILITIES TO REDUCE RISK

Planning and Regulatory Capabilities

- Establish long-term community resilience to natural hazards and climate changes as a guiding principle and key component of the City's ongoing Comprehensive Plan Update. This should include the incorporation of a future land use map that clearly identifies all hazard areas along with goals and strategies that specifically address long-term risk reduction.
- Continue the integration of hazard mitigation and climate resilience into all future updates to the City's key plans, including the Comprehensive Plan, Open Space and Recreation Plan, Community Preservation Plan, etc. to promote consistency and alignment with this Hazard Mitigation Plan.
- Integrate resilience-themed plans (e.g., HMP, MVP, UFEP, Impervious Surfaces Mitigation Plan, etc.) into a consolidated document and website/dashboard. This could also include integrating future iterations of MVP plans and reports (for example, under MVP Planning 2.0) into this Hazard Mitigation Plan through amendments that can occur before the next 5-year plan update.
- Implement the updates and revisions as recommended through the City's MVP-funded "Regulatory Review for Climate Resilience" project. This includes a series of changes to existing City regulations and development / redevelopment project review processes and standards that advance low impact approaches, including reductions in impervious cover, wider use of green infrastructure, increased urban tree canopy, and other nature-based solutions. Specific recommendations include:



- For the Zoning Ordinance, revising language to promote sustainable site design process and standards that encourage resilient development including Low Impact Development (LID) best practices and other measures that can help promote resilience. Recommendations also included updates to Floodplain Overlay District regulations in alignment with the State's 2020 model floodplain bylaw. There are also several recommendations specific to development policies and the site plan review process.
- For the City's Subdivision Regulations, making recommended updates to promote sustainable site design process, standards that translate to resilient development, and to remove any possible conflict with the City's Stormwater Management Ordinance and Regulations.
- For the Stormwater Management Regulations, adding in important elements for greater climate resiliency and compliance with the City's MS4 permit.
- Finally, incorporation of tree and forest-friendly practices into all the above regulations along with further recommendations to increase tree planting during development projects.
- Continue to review, evaluate, and implement recommendations to address impervious surfaces and stormwater management through codes and regulations as identified in the City's Impervious Surfaces Mitigation Plan.
- Continue updating and improving stormwater management considerations for redevelopment projects across all planning and regulatory mechanisms, including requirements for higher design storm standards and/or the installation of green infrastructure to accommodate heavier precipitation events under future climate conditions.
- Address existing extreme heat vulnerabilities and more specifically the City's urban heat island areas through further study and citywide tree canopy management, planning, and policy development in coordination with the City's other green infrastructure improvements.
- Encourage the Holyoke Redevelopment Authority to be opportunistic towards incorporating green infrastructure and other hazard mitigation/resilience priorities into the City's economic development plans, strategies, and projects.
- Develop a Continuity of Operations Plan (COOP) for the City that identifies mission-critical organizational functions that must continue when normal operations are disrupted and provides a framework for the continued operation of these mission essential functions under all threats and conditions.

Administrative and Technical Capabilities

- Seek and implement more capacity building initiatives for City staff, including but not limited to continuing education and professional development opportunities. This especially includes those engaged in community resilience planning and the implementation of hazard mitigation and/or climate adaptation projects.
- Hire a dedicated, full-time Stormwater Coordinator versus making this an auxiliary function for the City Engineer (long-time vacant position).
- Encourage the Building Commissioner or his/her designee for floodplain administration duties and responsibilities to become a Certified Floodplain Manager (CFM) through the Association of State Floodplain Managers (ASFPM).
- Develop a central tracking system to facilitate improved coordination between departments on pre-disaster mitigation/resiliency-themed grants, projects, or routine maintenance activities, as well as improved information sharing and access for City department heads and staff.
- Provide competitive compensation packages with benefits to attract and retain key City employees, eliminating staff turnover and disruptions caused by the frequent loss of institutional knowledge.

Financial Capabilities

- Consider the designation or hiring of a dedicated resource development director and/or grants administrator for the City to provide support across



multiple departments that pursue and implement their own grant-funded projects. Support in grant administration and the execution of overlapping efforts following grant awards is needed more than front-end application help.

- Develop a citywide Capital Improvement Program (CIP) to help the City better plan for and prioritize infrastructure investments and other capital needs using a variety of funding sources. As part of this process, integrate hazard risk reduction and climate resilience as a key principle and a screening / evaluation factor for prioritizing recommended improvements. Incorporate the consideration of green infrastructure and other nature-based solutions for hazard/climate resilience into the overall scope of work for all capital improvement projects.
- Incorporate future hazard/climate resilience considerations into DPW's existing CIP process. Engage in long-term planning for future conditions, especially for larger investments that can provide a better return on investment than smaller, short-term fixes to current hazard problems or vulnerabilities. Such investments may include utility hardening, critical facility evaluations and retrofits, culvert replacements, or the deployment of green infrastructure.
- Leverage the City's Community Preservation Act (CPA) funding where possible to support additional land acquisitions and/or restorations that support flood hazard mitigation and watershed management in addition to other CPA objectives. Update and incorporate hazard resilience into the City's Community Preservation Plan and the CPA Committee's project process for making recommendations to City Council for the administration of CPA funding.
- As authorized under the City's Stormwater Utility Policy, establish a stormwater enterprise account to create a dedicated, stable revenue source for supporting the City's green infrastructure and other flood mitigation initiatives across the community in addition to help with meeting its MS4 permit requirements. The fee structure for rate payers could also include stormwater "credits" to encourage property owners to reduce stormwater generation on their properties in exchange for lowered costs. Funds generated through the new fund could also be used to match additional federal/state funding and the hiring of a full-time stormwater manager to run the program.
- Increase DPW's budget for the City Forester's department to continue and expand new tree plantings, hazard tree maintenance/removal, and invasive species management.

Education and Outreach Capabilities

- Conduct public educational campaign(s) as recommended in the MVP report which includes creating a neighborhood level marketing engagement and training program to ensure that everyone in the community understands what they need to do to be resilient.
- Increase use of the City's website, social media platforms, Holyoke Media, and other readily available outreach mechanisms to support low-cost public education initiatives on building community resilience to hazards along with individual mitigation actions for homeowners, business owners, etc.
- Identify and seek to address any unmet needs related to targeted outreach and education for the community's more vulnerable populations (i.e., environmental justice communities, seniors, residents with special needs, etc.).
- Work with the Holyoke Public Schools to incorporate hazard and climate resilience into existing curriculum and programming for K-12 students.
- Explore and expand opportunities for public/private partnerships to support public education and community outreach initiatives related to hazard awareness and risk reduction efforts.

Possible New Actions Related to NFIP Participation and Compliance

- Review the State's *Local Floodplain Action Guide* (forthcoming in January 2025) for possible regulatory or administrative improvements.



- Continue to review and update Section 8.1 of the City's Zoning Ordinance (Floodplain Overlay District) as necessary to ensure consistency with the latest version of the State's model Floodplain Bylaw.
- Promote the availability of flood insurance to property owners and renters, especially those in areas of high to moderate flood risk.
- Produce educational material for year-round flood risk awareness, especially for property owners with buildings in high-risk zones.
- Develop a post-disaster substantial damage plan based on the latest guidance from FEMA and the State's Flood Hazard Management Program.



CHAPTER 6.

MITIGATION STRATEGY

The hazard mitigation strategy is the culmination of work presented in the planning area profile, risk assessment and capability assessment. It is also the result of multiple meetings and thorough public outreach. The work of the Hazard Mitigation Planning Committee (HMPC) was essential in developing the mitigation goals and actions included in this chapter. As described in Chapter 3 (Planning Process), the HMPC worked in a consistent, coordinated manner to identify and prioritize the goals and mitigation actions for this Plan.

MITIGATION GOALS

C3. Does the Plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))

E2-b. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement §201.6(d)(3))

Mitigation goals represent broad statements that are achieved through the implementation of more specific mitigation actions. These actions include both hazard mitigation policies (such as land use regulations) and hazard mitigation projects (such as structure or infrastructure projects). To develop goals for this Hazard Mitigation and Climate Adaptation Plan, the HMPC reviewed the 2016 edition of this Hazard Mitigation Plan, the CRB Workshop Summary of Findings (2018 MVP) plan goal statements, and the goals of the State's Hazard Mitigation and Climate Adaptation Plan (SHMCAP).

GOALS are broad, long-term policy and vision statements that explain what is to be achieved by implementing the mitigation strategy.

The HMPC developed the goal statements in Figure 1. Goal Statements for Holyoke(Chapter 1) to represent their vision and priorities for the City of Holyoke in terms

of hazard mitigation and climate adaptation. All the hazards identified in this plan, while not named specifically in the goals, are implied and many are named specifically in the mitigation actions. When achieved by way of implementing the mitigation actions identified in this plan, the City will mitigate risk posed by all identified hazards.

The 2016 edition of this Hazard Mitigation Plan included one goal statement and 13 mitigation actions. The goal was **"To minimize the loss of life, damage to property, and the disruption of governmental services and general business activities due to the following hazards: flooding, severe snow-storms/ice storms, severe thunderstorms, hurricanes, tornadoes, wildfires, brushfires, earthquakes, dam failures, drought, and extreme temperatures."** The five new goal statements help separate the more urgent climate-driven hazards (extreme heat and flooding) into their own goal statements.

For the purposes of this plan, all the actions from the 2016 edition of this plan were reviewed for their status and relevance. Table 68. Status of Previous Hazard Mitigation Actions. shows the previous plan's 13 actions and the status of each. In addition to their status, if an action was moved forward to this plan the final column indicates the title of the new action.

The Municipal Vulnerability Preparedness (MVP) plan includes 12 recommendations which were narrowed down to eight priority recommendations divided into five groups, which are akin to goals. The following represents a summary of the status from the 2018 MVP document.

- 1a. *Coordinate and implement the City-wide coordinated emergency response plan* – this is done annually.
- 1b. *Upgrade accessibility at the War Memorial* - complete.
- 1c. *Train municipal department heads on the existing Hazard Mitigation Plan and their role* – underway, including as part of this HMCAP development.
2. *Install alternative power supplies at critical facilities such as backup generators and battery storage* – some progress has been made.



Table 68. Status of Previous Hazard Mitigation Actions.

Action #	Action Title	Current Status	Current Status Description/Explanation	Keep for Updated Plan?	Updated Action Title/Description (if applicable)
1	Disseminate Literature about natural hazards – including a “home survival kit”, how to prepare homes for natural disasters, and proper evacuation procedures – through social media.	Partially Completed	Information about the City’s emergency notification system is on the City’s website. Social media and the emergency notification system is used to inform residents and businesses of hazards. Additional information is needed.	Yes - updated/revised description provided at right, if applicable	Expand hazard mitigation and preparedness information on the City’s website; Conduct campaign to encourage signups to the emergency notification system.
2	Evaluate joining FEMA’s Community Rating System	Completed	The City has only 1 repetitive loss property. This program is not believed to be necessary at this time.	No – explanation provided at left	N/A
3	Acquire Snow Melter	Not Completed	There are no funds to acquire this equipment, and it requires a significant expenditure of fuel. The City has identified a new action.	YES - updated/revised description provided at right, if applicable	Identify vacant and purchasable land on which to stockpile snow following a large storm event.
4	Repair Whiting Street Reservoir Dam.	Completed	The spillway was extended and the reservoir stage lowered such that the dam now passes the appropriate design flood.	No – explanation provided at left	N/A
5	Modify/Update flood control stoplog structures (17) throughout City levee system as listed in City flood plain.	In Progress	The City has recently set aside some funding to replace some of the wooden stop logs with aluminum and to possibly perform repairs.	Yes – updated/revised description provided at right, if applicable	Assess, repair, and replace flood control stop log structures throughout City levee system.
6	Modify / replace generator for War Memorial Shelter.	Not Completed	Funding has not been available for this replacement. The site should also receive hookups for a portable generator as a backup.	YES - updated/revised description provided at right, if applicable	Install new generator and/or portable generator hookups at War Memorial.
7	Develop access agreement with relevant landowners and agencies (e.g., DCR) to identify and repair access road to tele-communication towers on Mount Tom for repair in the event of a natural hazard event	Not Completed	The City’s emergency communication systems are no longer reliant upon this area.	No	N/A



Action #	Action Title	Current Status	Current Status Description/Explanation	Keep for Updated Plan?	Updated Action Title/Description (if applicable)
8	Build flood barriers around the computer center server “farm” on Water Street	Not Completed	HG&E reported that the computer farm at 30 Water Street is still present and can be added to the critical facility list. HG&E believes that this site is adequately protected by the flood control system and does not need a flood wall.	No	N/A
9	Build flood barriers at the North Canal substation.	Not Completed	HG&E stated that the North Canal substation is believed adequately protected by the flood control system and does not need a flood wall.	No	N/A
10	Create or utilize inspection positions to conduct a community risk assessment of deficient buildings and municipal inventory related to natural hazards	Partially Completed (2017)	More progress is possible, but this will be incorporated into City capabilities as staffing allows. HG&E and HWW are undertaking this effort for their buildings.	No	N/A
11	Develop a multi-departmental coordination plan and establish a point person for Reverse 911 system	Completed	The City now uses Everbridge for Reverse 911 / emergency notification system capabilities, which is managed through the Emergency Management Director.	NO - explanation provided at left	N/A
12	Upgrade culverts with larger sizes to prevent street flooding on Southhampton Road, Fairmont Street, Erie Street, and Upland Road.	In Progress	The City has a capital improvement plan that specifies areas of need which are not limited to these areas.	YES - updated/revised description provided at right, if applicable	Assess and upgrade culverts to prevent street flooding.
13	Acquire floodprone properties subject to repeated erosion and flooding.	Not Completed.	The City only has one repetitive loss property and most owners are not interested in buyouts at this time. Furthermore, few residential structures are mapped into FEMA flood zones.	NO - explanation provided at left	N/A

3. *Rebuild the right way for climate resiliency, including complete streets, combined sewer separation, and burying of utilities* – some progress has been made, and additional progress is desired.

4a. *Conduct a public education campaign including a two-way education event to learn from the experiences of people who were displaced by Hurricane Maria and now live in Holyoke* – progress needed.



4b. *Create a neighborhood level marketing engagement and training program regarding natural hazards – progress needed.*

5. *Develop a tree management, maintenance, and planting program with appropriate species – progress has been made.*

The top recommendations are tactical statements that are hereby incorporated into the five new goals for this HMCAP. In particular, note that top recommendation #3 (rebuilding the right of way for climate resiliency) has directly lead to new goal #5 (Invest in resilient corridors to ensure that people and services are accessible during floods and that development is resilient over the long term). The new goal statement is broader, whereas the associated MVP plan recommendation remains more strategic and identifies the ways to meet the new goal.

COMPREHENSIVE RANGE OF MITIGATION ACTIONS

Identifying a range of mitigation actions was a process that included identifying and analyzing the problem statements developed in Chapter 4 (Risk Assessment) for each hazard profiled. The HMPC considered 5 key assets when defining problem statements for the City of Holyoke. These are:

1. People (including underserved communities and socially vulnerable populations)
2. Structures (including facilities, lifelines, and critical infrastructure)
3. Systems (including networks and capabilities)
4. Natural, historic, and cultural resources
5. Activities that have value to the community

C4. Does the Plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))

In addition to problem statements, Chapter 4 (Risk Assessment) considered Changes in Population Patterns and Changes in Land Use and Development for each hazard profiled, while Chapter 5 (Capability Assessment) included potential actions in each of FEMA's mitigation action categories (plans and regulations, structure and infrastructure, education and awareness, and natural resources protection).

A MITIGATION ACTION is a measure, project, plan or activity proposed to reduce current and future vulnerabilities described in the risk assessment.

The HMPC considered the problem statements, changes in population and land use, Capability Assessment recommendations and the status of previously identified mitigation actions and MVP recommendations to develop a list of mitigation actions for this plan update. The HMPC sought to solve problems identified with the mitigation actions.

This process is illustrated in the Figure 21. Process of Identifying a Range of Mitigation Actions.. The first column Hazards, indicates the natural hazards considered in the plan in the order of High, Medium, or Low Risk, as reviewed in the Risk Assessment (Chapter 4). The second column, Problems to Assets, indicates that the hazards caused problems in the categories of people, structures, systems, natural, historic, and cultural resources, and activities that have value to the community. The third column, Mitigation Actions, shows the four categories of mitigation action.

The HMPC and the public considered four mitigation action categories defined in Figure 22 below when considering solutions to identified problems. Examples of actions in each of the above categories are shown in the Table 69. Examples of Mitigation Actions. below.

In addition to this quantitative approach to identifying mitigation actions, the HMPC took a qualitative approach through the public outreach and engagement process to identify mitigation actions. Mitigation actions supporting underserved communities and environmental justice communities were specifically considered by the HMPC.

They also focused on actions to the built environment both buildings and infrastructure as well as future development or redevelopment. The resulting list of mitigation actions includes at a minimum one action for hazard identified. In several instances multiple actions address an identified hazard and problem.



Figure 21. Process of Identifying a Range of Mitigation Actions.

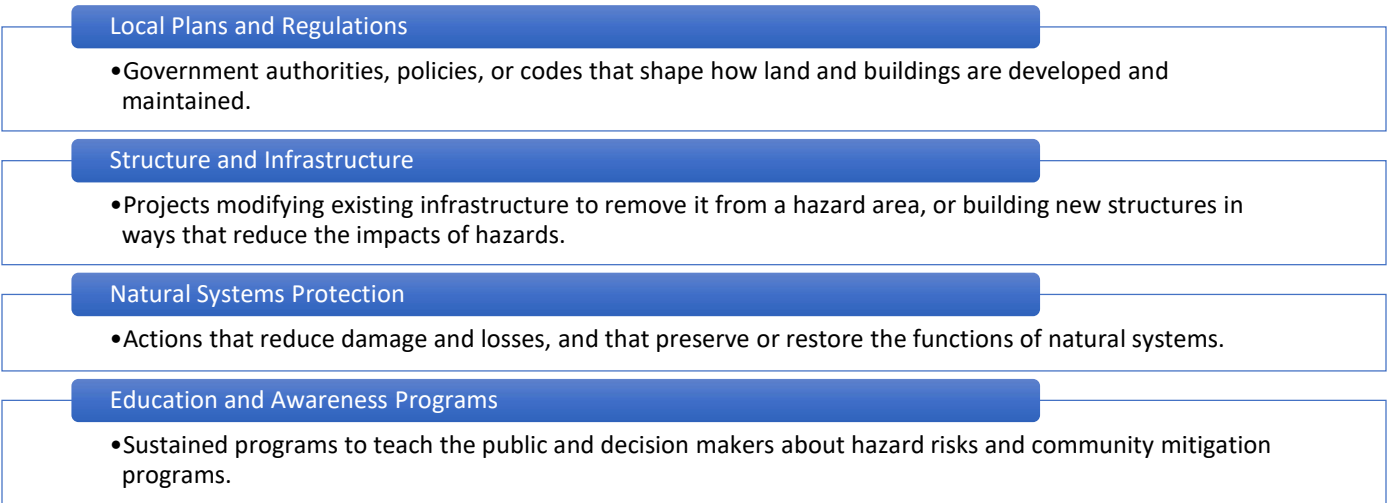


Figure 22. Four Types of Mitigation Actions.

Table 69. Examples of Mitigation Actions.

Mitigation Action Category	Examples of Mitigation Actions
Local Plans and Regulations	• Comprehensive plans • Land use ordinances • Subdivision regulations • Development review • Building codes and enforcement • NFIP Community Rating System • Capital improvement programs • Open space preservation • Stormwater management regulations and master plans



Mitigation Action Category	Examples of Mitigation Actions
Structure and Infrastructure Projects	• Acquisitions and elevations of structures in flood-prone areas • Utility undergrounding • Structural retrofits • Floodwalls and retaining walls • Detention and retention structures • Culvert upsizing • Green infrastructure • Separation of stormwater and sanitary sewer systems
Natural Systems Protection	• Sediment and erosion control • Stream corridor restoration and stream daylighting • Forest management • Conservation easements • Wetland restoration and preservation
Education and Awareness Programs	• Radio or television spots • Websites with maps and information • Real estate disclosure • Presentations to school groups or neighborhood organizations • Mailings to residents in hazard-prone areas

Potential mitigation actions for each identified hazard and problem identified in the Risk Assessment are shown Table 70 below. The HMPC considered the pros and cons of all possible mitigation actions, and performed the following process to choose potential mitigation actions for the City of Holyoke.

The HMPC reviewed a comprehensive range of specific mitigation actions to reduce the effects of hazards as described in the risk assessment, with emphasis on addressing the vulnerability of new and existing buildings and infrastructure. This systematic review also included the consideration of numerous opportunities to expand and improve the City's capabilities to reduce risk as identified in the capability assessment. The actions and opportunities explored by the HMPC covered a variety of mitigation measures including preventive activities, property protection, natural resource protection, structural projects, public information activities, and emergency services. In particular, the City's IMP was a critical component for identifying potential mitigation actions, as many identified actions in the IMP were related to hazard mitigation and had detailed cost estimates prepared.

The HMPC considered the protection of existing properties and natural resources a top priority, along

with limiting risks associated with redevelopment. Although much of Holyoke has been developed, the community still has a wealth of open space and environmentally sensitive areas that the City wants to preserve in their natural state, and many of these areas overlap with lands with subject to inland flooding. Actions to support these goals and priorities as expressed in other community plans. Examples include integrating Low Impact Development and other nature-based solutions into existing bylaws and regulations. Additional actions to build upon and enhance these efforts were incorporated into the mitigation strategy following committee discussion and the general consideration of the pros and cons of each activity.

The HMPC reviewed a range of structural projects and public information activities designed to help reduce the vulnerability of existing buildings and populations to potential hazard impacts. Finally, although not the focus of the City's mitigation strategy, actions related to improving emergency preparedness and response activities, such as shelter and generator upgrades, were also considered for incorporation into the plan as new actions for the City to pursue.

Table 70.
City of Holyoke Mitigation Action Table

Action #	Name or Title of Action	Category in City's Integrated Management Plan	HMCAP Goal	Action Type	Funding Sources	Timeframe		Responsible Entity or Entities	Cost Range (if cost not known)	Cost (if cost estimate is in the IMP)	Climate Driver: Changing Precipitation				Climate Driver: Severe Storms			Climate Driver: Changing Temperatures			Other	Priority Ranking									
						FY Begin	FY End				Floods	Dam-Related Risks	Landslides	Droughts	Tropical Storms and Hurricanes	Tornadoes and other severe storms	Winter Storms	Extreme Temps	Wildfires	Invasive Species		Earthquakes	Hazards Addressed	Approx. Cost	Imp. Timeframe	Equity Focus	Protection of Lives	Protection of Critical Facilities / Infrastructure	Natural Resource Protection	Alignment with Objectives	Total
1	Acquire and install automated barrier systems for most at-risk underpasses	NA	Invest in resilient corridors to ensure that people and services are accessible during floods	Structure and Infrastructure	PROTECT, MVP Action Grant, FEMA HMA	7/1/2028	7/1/2030	Public Works, Emergency Management	\$100,000 to \$500,000		X											3	1	1	2	3	0	0	2	12	
2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)	NA	More than one goal	Structure and Infrastructure	MA Climate Action Grants	7/1/2028	7/1/2030	HG&E	\$500,000 to \$1M						X	X	X	X			X	3	1	1	3	2	0	0	2	12	
3	Identify new cooling centers	NA	Address risks associated with extreme heat events, especially as they interact with other hazards	Structure and Infrastructure	FEMA HMA	7/1/2026	7/1/2027	Health, Community Development	< \$100,000									X				2	3	3	3	3	0	0	2	16	
4	Identify and deploy supplies for additional unhoused people	NA	More than one goal	Education and Awareness	CDBG	7/1/2025	7/1/2026	Health, Community Development	\$100,000 to \$500,000						X	X	X	X				3	2	2	3	3	0	0	0	13	
5	Develop systems to address risk of wildfires to/from unhoused population activity	NA	Reduce losses from other hazards	Education and Awareness	MVP Action Grant	7/1/2025	7/1/2026	Health, Fire	< \$100,000										X			2	3	2	3	3	0	0	0	13	
6	Water chestnut removal from Connecticut River and canals	NA	Reduce losses from other hazards	Natural Systems Protection	MVP Action Grant, Connecticut River Conservancy Grant	7/1/2025	7/1/2027	HG&E, Conservation and Sustainability	\$100,000 to \$500,000											X		2	2	3	0	0	0	2	2	11	
7	Water chestnut prevention in Connecticut River and canals	NA	Reduce losses from other hazards	Natural Systems Protection	MVP Action Grant, Connecticut River Conservancy Grant	7/1/2025	7/1/2028	HG&E, Conservation and Sustainability	\$100,000 to \$500,000											X		2	1	1	0	0	0	2	2	8	
8	Evaluate critical facilities for risks associated with regional earthquakes	NA	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	Public Works CIP	7/1/2025	7/1/2027	Public Works	\$100,000 to \$500,000												X	1	2	2	2	1	3	0	2	13	
9	Evaluate critical facilities for risks associated with heavy snow loads	NA	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	Public Works CIP	7/1/2025	7/1/2027	Public Works	\$100,000 to \$500,000									X				2	2	3	2	3	3	0	2	17	
10	Utility hardening: poles	NA	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA HMA	7/1/2027	7/1/2030	HG&E	> \$1 M						X	X	X		X		X	3	1	1	2	1	3	0	2	13	
11	Utility hardening: lines	NA	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA HMA	7/1/2027	7/1/2030	HG&E	> \$1 M						X	X	X					3	1	1	2	1	3	0	2	13	
12	Utility undergrounding/burying: lines	NA	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA HMA	7/1/2027	7/1/2030	HG&E	> \$1 M						X	X	X		X			3	1	1	2	2	3	0	2	14	
13	Identify and create fire breaks for forests and brush under transmission lines	NA	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA HMA	7/1/2027	7/1/2030	HG&E	\$100,000 to \$500,000										X			2	1	1	2	1	3	2	2	14	
14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	FEMA HMA	7/1/2026	7/1/2028	Public Works	\$100,000 to \$500,000		X	X			X							3	2	3	3	3	3	0	2	19	
15	Evaluate future flood risk to substation protected by the flood protection system	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	MVP Action Grant	7/2/2027	7/1/2028	HG&E	\$100,000 to \$500,000		X											3	2	3	2	1	3	0	2	16	
16	Evaluate future flood risk to HG&E buildings protected by the flood protection system	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	MVP Action Grant	7/2/2027	7/1/2028	HG&E	\$100,000 to \$500,000		X											3	2	3	2	1	3	0	2	16	
17	Identify electrical power source to the grid when Connecticut River discharge is low	NA	Reduce losses from other hazards	Structure and Infrastructure	MVP Action Grant	7/1/2027	7/1/2030	HG&E	\$100,000 to \$500,000					X								2	3	3	2	2	0	0	0	12	
18	Design upgrades to Holyoke Dam	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	HG&E CIP	7/1/2028	7/1/2030	HG&E	> \$1 M			X										1	1	2	2	2	3	0	2	13	
19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Education and Awareness	DCR	7/1/2026	7/1/2027	Emergency Management	Nominal (staff time)			X										1	3	2	0	0	0	0	2	8	
20	Replace ash trees that were damaged by EAB	NA	More than one goal	Natural Systems Protection	Public Works CIP	7/1/2026	7/1/2029	Public Works, Conservation and Sustainability	\$100,000 to \$500,000											X		2	2	1	0	3	0	2	2	12	
21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications	Stormwater	More than one goal	Local Plans and Regulations	MVP Action Grant	7/1/2026	7/1/2027	Public Works, Conservation and Sustainability		\$15,000	X							X				3	3	3	2	1	0	0	2	14	
22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID	Stormwater	More than one goal	Local Plans and Regulations	MVP Action Grant	7/1/2026	7/1/2027	Public Works, Conservation and Sustainability		\$15,000	X							X				3	3	3	2	1	0	0	2	14	
23	Green infrastructure deployment in Day Brook watershed	Stormwater	More than one goal	Natural Systems Protection	MVP Action Grant	7/1/2025	7/1/2027	Public Works, Conservation and Sustainability		\$250,000	X							X				3	2	3	3	2	0	2	2	17	
24	Green infrastructure deployment in other Sites 5-10	Stormwater	More than one goal	Natural Systems Protection	MVP Action Grant, FEMA HMA	7/1/2025	7/1/2029	Public Works, Conservation and Sustainability	> \$1 M		X							X				3	1	1	3	2	0	2	2	14	
25	Inventory for Structural BMPs	Stormwater	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Local Plans and Regulations	Public Works CIP	7/1/2025	7/1/2027	Public Works		\$50,000	X											3	3	2	2	1	0	0	2	13	
26	Fairmont Drainage Improvements	Stormwater	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP, FEMA HMGP	7/1/2026	7/1/2027	Public Works	> \$1M		X											3	1	1	2	1	0	0	2	10	
27	New culvert at 57 Longfellow/Easthampton Road	Stormwater	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP, FEMA HMGP	7/1/2026	7/1/2027	Public Works	\$500,000 to \$1M		X											3	1	1	2	1	0	0	2	10	
28	Evaluate risks of slides near sanitary sewer system infrastructure	NA	Reduce losses from other hazards	Structure and Infrastructure	Public Works CIP	7/1/2028	7/1/2030	Public Works	< \$100,000				X									0	3	2	0	1	3	0	2	11	
29	WWTP Generator Replacement/Upgrade	WWTP	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	FEMA HMA, incl. HMGP	7/1/2026	7/1/2027	Public Works		\$240,000					X	X	X	X			X	3	2	2	2	1	3	0	2	15	

Table 70.
City of Holyoke Mitigation Action Table

Action #	Name or Title of Action	Category in City's Integrated Management Plan	HMCAP Goal	Action Type	Funding Sources	Timeframe		Responsible Entity or Entities	Cost Range (if cost not known)	Cost (if cost estimate is in the IMP)	Climate Driver: Changing Precipitation				Climate Driver: Severe Storms			Climate Driver: Changing Temperatures			Other	Priority Ranking										
						Floods	Dam-Related Risks				Landslides	Droughts	Tropical Storms and Hurricanes	Tornadoes and other severe storms	Winter Storms	Extreme Temps	Wildfires	Invasive Species	Hazards Addressed	Approx. Cost		Imp. Timeframe	Equity Focus	Protection of Lives	Protection of Critical Facilities / Infrastructure	Natural Resource Protection	Alignment with Objectives	Total				
30	WWTP Floodproofing evaluation and design	NA	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	FEMA HMA, CWSRF	7/1/2028	7/1/2030	Public Works	\$100,000 to \$500,000		X											3	1	1	2	1	3	0	2	13		
31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1	Sewer	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2025	7/1/2027	Public Works		\$1,000,000	X											3	1	3	3	2	0	0	2	14		
32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2	Sewer	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2027	7/1/2029	Public Works		\$1,000,000	X											3	1	2	3	2	0	0	2	13		
33	Sewer Separation Design at River Terrace Area A	Sewer	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2025	7/1/2027	Public Works		\$1,000,000	X											3	1	2	3	2	0	0	2	13		
34	Sewer Separation Design at River Terrace Area B	Sewer	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2026	7/1/2028	Public Works		\$1,000,000	X											3	1	2	3	2	0	0	2	13		
35	Sewer Separation Design at Springdale Park	Sewer	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2027	7/1/2029	Public Works		\$1,000,000	X											3	1	2	3	2	0	0	2	13		
36	Upgrade Electrical System at Flood Pumping Stations	Flood Control	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2025	7/1/2027	Public Works		\$200,000	X											3	2	2	2	1	0	0	2	12		
37	Permanent Closure of Several Stoplog Openings	Flood Control	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2027	7/1/2029	Public Works		\$600,000	X											3	1	2	2	2	3	0	2	15		
38	Replace Timber Stoplogs with Aluminum	Flood Control	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2027	7/1/2029	Public Works		\$1,400,000	X											3	1	3	2	2	3	0	2	16		
39	Canal Structure Abandonment	Flood Control	Reduce flood and erosion risks, even as climate change increases frequency and severity of floods and heightens dam-related risks	Structure and Infrastructure	Public Works CIP	7/1/2029	7/1/2030	Public Works		\$4,200,000	X											3	1	1	3	3	0	0	0	11		
40	Standby power (new generator) for pumping station	NA	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	FEMA HMA, incl. HMGP	7/1/2026	7/1/2027	HWW	\$100,000 to \$500,000						X	X	X	X		X		3	2	3	3	3	3	0	2	19		
41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement	NA	More than one goal	Structure and Infrastructure	HWW CIP	7/1/2026	7/1/2027	HWW	< \$100,000					X	X	X	X	X		X		3	3	3	3	3	3	2	2	22		

MITIGATION ACTION PLAN

C5. Does the Plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))

The HMPC considered each of the types of mitigation actions for each of the identified problems. Mitigation actions supporting underserved communities and environmental justice communities were specifically considered by the HMPC. They also focused on actions to the built environment both buildings and infrastructure as well as future development or redevelopment. The resulting list of mitigation actions includes at a minimum one action for hazard identified. In several instances multiple actions address an identified hazard and problem.

The HMPC then was tasked to create a cost-effective mitigation action plan that included projects to address the identified hazards, areas of risk and vulnerable assets. An online Mitigation Action Tracker was developed for the City to track the implementation of each mitigation action. The Mitigation Action Tracker was an online spreadsheet with separate cells showing each action's essential details. These column labels (essential details) listed below are included to facilitate the City's ability to sort through the actions as well as to apply for grant funding.

The priority order was chosen based on weighing costs versus benefits. It was imperative for the City to determine if the costs associated with an action were reasonable compared to the corresponding benefits. To do this, the HMPC developed a prioritization table that included eight categories of criteria; these are detailed in the table below. Each category was assigned points with priority criteria given the highest points. The most points an action could earn was 22.

Table 71. Essential Details for Mitigation Actions.

Essential Details	Detail Description
Action Title	Typically, a short description of the mitigation action.
Action Lead	A position in Town government responsible for implementing the action.
Supporting Organizations	A possible list of supporting partners, these may be Town departments, regional organizations, state agencies or adjacent communities.
Potential Funding Source(s)	A list of possible grant sources or the location in the City's budget for the funding necessary to implement the mitigation action.
Implementation Schedule	A timeline within 5 years (the life of the plan) that the City hopes to implement the action.
Estimated Cost	An estimated cost range. For conceptual projects, the City considered these cost "buckets" because it is often impossible to identify an exact cost for each mitigation action.
Hazard(s) Addressed	All the natural hazards that the action may mitigate are listed.

Table 72. Priority Ranking System.

	Criteria Category	Description	Detailed Ranking and Associated Points
1	Hazards Addressed	What level of hazards does the measure provide protection against?	High (Flood, Other Severe Weather, Hurricanes & Tropical Storms) = 3 Medium (Average & Extreme Temperatures, Severe Winter Storms, Wildfires / Brush Fires, Drought, Tornadoes, Invasive Species) = 2 Low (Earthquake, Flooding from Dam Failure) = 1



	Criteria Category	Description	Detailed Ranking and Associated Points
2	Approximate Cost	How much will the measure cost to implement?	Low (Under \$50k) = 3 Medium (\$50k - \$250k) = 2 High over \$250k) = 1
3	Implementation Timeline	How long will it take for the measure to convey its benefits from the start of implementation efforts?	1-2 Years= 3 3-4 Years= 2 5 or More Years= 1
4	Equity Focus	Does the measure provide support to Environmental Justice (EJ) and other Vulnerable Populations?	Direct Support = 3 Indirect Support = 2 No Support = 0
5	Protection of Lives	How effective is the measure in protecting lives and mitigating injuries resulting from the targeted hazard(s)?	Direct Support = 3 Moderate Indirect Support = 2 Minor Indirect Support = 1 None = 0
6	Protection of Critical Facilities or Infrastructure	Does the measure provide protection of critical facilities and infrastructure?	Yes = 3 No = 0
7	Natural Resource Protection	Does the measure provide protection of natural resources?	Yes = 2 No = 0
8	Alignment with Objectives	Does the measure align with the HMP objectives?	Yes =2 No =0

All the actions are listed in Table 70 with corresponding details and prioritization. Readers of this Plan must understand that the mitigation action list is aspirational; it does not mean that all actions may be implemented in the span of five years.

Actions directly related to traditional dams on Table 70 include number 18 (upgrades to Holyoke Dam) and number 19 (conducting a tabletop exercise for the sole DCR-owned dam). However, in the context of the Holyoke flood protection system and the canal system owned by HG&E, actions 14, 37, 38, and 39 are all indirectly dam-related. As noted in the risk assessment, HG&E does not presently believe that structural upgrades to the Holyoke Dam are needed. The dam is FERC-licensed and closely regulated by FERC. However, assessments related to future conditions along the Connecticut River (and in the watershed) may warrant upgrades that are not yet envisioned.

Table 73 shows the mitigation actions that specifically target vulnerable populations and Table 74 shows the mitigation actions that specifically target buildings and infrastructure. Prioritized lists of mitigation actions are presented in Appendix B.

Table 73. Actions that Target Vulnerable Populations.

Action #	Action Title
2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
3	Identify new cooling centers
4	Identify and deploy supplies for additional unhoused people
5	Develop systems to address risk of wildfires to/from unhoused population activity
14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
23	Green infrastructure deployment in Day Brook watershed
24	Green infrastructure deployment in other Sites 5-10
31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1
32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2
33	Sewer Separation Design at River Terrace Area A
34	Sewer Separation Design at River Terrace Area B

Action #	Action Title
35	Sewer Separation Design at Springdale Park
39	Canal Structure Abandonment
40	Standby power (new generator) for pumping station
41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement

Table 74. Actions that Target Buildings and Infrastructure.

Action #	Action Title
8	Evaluate critical facilities for risks associated with regional earthquakes
9	Evaluate critical facilities for risks associated with heavy snow loads
10	Utility hardening: poles
11	Utility hardening: lines
12	Utility undergrounding/burying: lines
13	Identify and create fire breaks for forests and brush under transmission lines
14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
15	Evaluate future flood risk to substation protected by the flood protection system
16	Evaluate future flood risk to HG&E buildings protected by the flood protection system
17	Identify electrical power source to the grid when Connecticut River discharge is low
18	Design upgrades to Holyoke Dam
28	Evaluate risks of slides near sanitary sewer system infrastructure
29	WWTP Generator Replacement/Upgrade
30	WWTP Floodproofing evaluation and design
37	Permanent Closure of Several Stoplog Openings
38	Replace Timber Stoplogs with Aluminum
40	Standby power (new generator) for pumping station
41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement

POSSIBLE FUNDING SOURCES

All the mitigation actions included in this plan have identified one or more potential funding sources. The HMPC focused on projects eligible for MVP Grant funding and FEMA BRIC funding. Below is a list of some of the federal and state funding mechanisms that may assist in implementing mitigation actions.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MITIGATION GRANTS

FEMA makes grant funding available for a range of mitigation activities via several Hazard Mitigation Assistance (HMA) programs. These grant programs provide funding for eligible mitigation activities that reduce disaster losses and protect life and property from future disaster damages. They are not intended to fund repair, replacement, or deferred maintenance activities but are rather designed to assist in developing long-term, cost-effective improvements that will reduce risk to natural hazards.

- Building Resilient Infrastructure and Communities (BRIC):** BRIC is a recent FEMA hazard mitigation program designed to replace the agency's former HMA Pre-Disaster Mitigation (PDM) grant program, aiming to categorically shift the federal focus away from reactive disaster spending and toward research-supported, proactive investment in community resilience. It is a result of recent amendments made to Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) by Section 1234 of the Disaster Recovery Reform Act of 2018 (DRRA). BRIC can support states, local communities, tribes, and territories as they undertake hazard mitigation projects reducing the risks they face from natural hazards. The BRIC program's guiding principles are supporting communities through capability- and capacity-building; encouraging and enabling innovation; promoting partnerships; enabling large projects; maintaining flexibility; and providing consistency.



- **Hazard Mitigation Grant Program (HMGP):** The HMGP is authorized under Section 404 of the Stafford Act. The HMGP provides grants to states, tribes, and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster. A key purpose of the HMGP is to ensure that any opportunities to take critical mitigation measures to protect life and property from future disasters are not lost during the recovery and reconstruction process following a disaster. HMGP is typically available only in the months after a federal disaster declaration, as funding amounts are determined based on a percentage of the funds spent on FEMA's Public and Individual Assistance programs.
- **Flood Mitigation Assistance (FMA) Program:** The FMA program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 (42 U.S.C. 4101) with the goal of reducing or eliminating claims under the NFIP. FEMA provides FMA funds to assist states and communities with implementing measures that reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insurable under the NFIP. The long-term goal of FMA is to reduce or eliminate claims under the NFIP through mitigation activities. One limitation of the FMA program is that it is generally used to provide mitigation for structures that are insured or located in Special Flood Hazard Areas (SFHAs) as mapped by FEMA. Federal funding for this nationally competitive grant program is generally an annual allocation (subject to Congressional appropriation) and eligibility is linked to a community's good standing in the NFIP.

MASSACHUSETTS GRANTS

The State of Massachusetts Executive Office of Energy and Environmental Affairs offers **Municipal Vulnerability**

Preparedness Action Grants³⁹ which provide financial resources to municipalities seeking to advance priority climate adaptation actions to address climate change impacts resulting from extreme weather, sea level rise, inland and coastal flooding, severe heat, and other climate impacts.

"Expressions of Interest" may be submitted by municipalities who have received designation from the Executive Office of Energy and Environmental Affairs (EEA) as a Climate Change Municipal Vulnerability Preparedness (MVP) Community, or "MVP Community." All projects are required to provide monthly updates, project deliverables, a final project report, and a brief project summary communicating lessons learned. The municipality is also required to match 25% of total project cost using cash or in-kind contributions. All proposals must include the following:

- Completed application template
- Project budget and deliverables
- MVP yearly progress report describing any relevant work toward advancing community priorities since earning MVP designation
- Statement of match
- Letters of support from landowner (if applicable), partners, and the public

Project types include:

- **Detailed Vulnerability and Risk Assessment** – In-depth vulnerability or risk assessment of a particular sector, location, or other aspect of the municipality.
- **Public Education and Communication** – Projects that increase public understanding of climate change impacts within and beyond the community and foster effective partnerships to develop support.
- **Local Bylaws, Ordinances, Plans, and other Management Measures** – Projects to develop, amend, and implement local ordinances, bylaws, standards, plans, and other management measures

³⁹ State of Massachusetts. *MVP Action Grant*. <https://www.mass.gov/service-details/mvp-action-grant>.



to reduce risk and damages from extreme weather, heat, flooding, and other climate change impacts.

- **Redesigns and Retrofits** – Engineering and construction projects to redesign, plan, or retrofit vulnerable community facilities and infrastructure (e.g., wastewater treatment plants, culverts, and critical municipal roadways/evacuation routes) to function over the life of the infrastructure given projected climate change impacts.
- **Energy Resilience Strategies** — Projects that incorporate clean energy generation, such as micro grids, and that are paired with resilience enabling technology to maintain electrical and/or heating and cooling services at critical facilities.
- **Chemical Safety and Climate Vulnerabilities** — Projects that seek to engage the business and manufacturing community through assistance or training on identifying vulnerabilities to chemical releases due to severe weather events, reducing use of toxic or hazardous chemicals, outreach to improve operations and maintenance procedures to prevent chemical releases and accidents, outreach to improve emergency and contingency planning, and/or identifying existing contaminated sites that pose chemical dispersion risks during flood events.
- **Nature-Based Storm-Damage Protection, Drought Mitigation, Water Quality, and Water Infiltration Techniques** – Projects that utilize natural resources and pervious surfaces to manage coastal and inland flooding, erosion, and other storm damage, such as stormwater wetlands and bio-retention systems, and other Smart Growth and Low Impact Development techniques.
- **Nature-Based, Infrastructure and Technology Solutions to Reduce Vulnerability to Extreme Heat and Poor Air Quality** – Projects that utilize natural resources, vegetation, and increasing pervious surface to reduce ambient temperatures, provide shade, increase evapotranspiration, improve local air quality, and otherwise provide cooling services within the municipality.
- **Nature-Based Solutions to Reduce Vulnerability to other Climate Change Impacts** – Nature-based projects that address other impacts of climate change such as extreme weather, damaging wind and power outages, and increased incidence of pests and vector-borne illnesses and other public health issues.
- **Acquisition of Land to Achieve a Resiliency Objective** — Land purchases are eligible for grant funding if the parcel has been identified through a climate vulnerability assessment as an appropriate location for a specific eligible adaptation activity to occur, such as accommodating an infrastructure or facility redesign or retrofit project, providing natural flood storage to reduce downstream flooding, or removal of pavement and planting of trees to reduce flooding and heat island effects.
- **Ecological Restoration and Habitat Management to Increase Resiliency** — Projects that repair or improve natural systems for community and ecosystem adaptation, such as right-sizing culverts, dam removal, restoration of coastal wetlands, etc.
- **Subsidized Low Income Housing Resilience Strategies** — Investments in resiliency measures for affordable housing to protect vulnerable populations that may not have the resources to recover from an extreme climate event.
- **Mosquito Control Districts** — Projects to reduce the risk to public health from mosquito-borne illness and to increase mosquito surveillance and control capacity by incentivizing municipalities not in an organized mosquito control project or district to form a new mosquito control district or join an existing mosquito control district. Also funding for municipalities currently in a mosquito control district for new or proactive mosquito control measures.



CHAPTER 7. PLAN INTEGRATION AND MAINTENANCE

The City's Director of Conservation & Sustainability is the primary point of contact for the Hazard Mitigation Plan's implementation and maintenance. The HMPC will implement the mitigation strategies and specific mitigation actions outlined in this plan, and update and maintain the plan according to the guidelines below. The HMPC includes key departments in the city to weigh the available resources against the costs and benefits for each mitigation action. The City understands the value of this plan and its positive mitigation impact and intends to continue updating this plan and implementing its strategies.

CONTINUED PUBLIC PARTICIPATION

D1. Is there discussion of how the community(ies) will continue public participation in the plan maintenance process? (Requirement §201.6(c)(4)(iii))

Public participation is an integral component of the mitigation planning process and will continue to be essential as this plan is implemented and updated over time. Based on the high level of interest in the Municipal Vulnerability Preparedness projects and the deployment of green infrastructure planned for the Day Brook watershed, City residents and stakeholders are interested in hazard mitigation and climate adaptation. The City intends to involve the public throughout the five-year implementation of this plan, as well as in the reviewing and updating processes. The Director of Conservation & Sustainability will take the lead in soliciting participation from the public with support from other City departments. This participation will take multiple forms, including the efforts outlined in Chapter 3 (Planning Process) of this plan. Efforts to involve the public include:

- Advertising on the City's website and through standard meeting notifications.

- Posting news and announcements on the City's social media pages.
- Conducting outreach to local community organizations (such as One Holyoke) and businesses.
- Hosting public presentations and meetings throughout the plan's process to seek feedback and input from stakeholders.
- Record some meetings to post on the City's cable channel and add links to the City's website.
- Post copies of the plan on the City's website and keep a hard copy in the Mayor's Office, Library, and Senior Center for public review.
- Continue to work with vulnerable populations, local organizations, private industry, regional agencies, and adjacent communities as this plan is implemented.

METHOD AND SCHEDULE FOR KEEPING THE PLAN CURRENT

D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))

The HMPC and the City of Holyoke recognize the importance of keeping the mitigation plan up to date. The HMPC will meet once a year for the purposes of implementing and maintaining the HMCAP. They will notify the public prior to meetings. This work includes monitoring, evaluating, and updating the plan over a five-year period. Overall, the responsibility for monitoring the Plan rests with the Director of Conservation & Sustainability.

MONITORING means tracking the implementation of the plan over time.

PROCESS TO TRACK ACTIONS

The Director of Conservation & Sustainability and the HMPC will maintain the list of HMCAP actions. They will



send a reminder email with the list to all Department Heads (along with HWW and HG&E) responsible for a mitigation action and to relevant City committees. They may also distribute the Mitigation Action Progress Worksheet (shown in Appendix C) for Department Heads, HWW, and HG&E.

If the City experiences a large-scale disaster, the Director of Conservation & Sustainability will assemble an HMPC meeting to update the list of mitigation actions and review their status based on developing priorities.

EVALUATING THE EFFECTIVENESS OF THE PLAN

EVALUATING means assessing the effectiveness of the plan at achieving its stated purpose and goals.

The HMPC has agreed to meet on an annual basis to review the implementation of the mitigation plan.

At the first meeting (one year from adoption of this HMCAP, likely spring 2026), the HMPC will review the effectiveness of the planning process, public and stakeholder engagement, risk analysis, and the mitigation strategy, including its implementation. The HMPC will use the worksheets provided in Appendix C that document status of actions and document simple amendments to the HMCAP. Beyond considering the planning process, the HMPC will seek to answer the following questions to determine if the plan is effective at mitigating risk to Town residents, the built environment, and the natural environment.

1. Can the HMPC identify success stories of losses avoided because of hazard mitigation and climate adaptation measures implemented?
2. Can the HMPC identify political, social, and economic successes?
3. Have the hazard mitigation and climate adaptation actions implemented achieved benefits beyond the costs of the efforts?
4. Have the implemented actions protected vulnerable populations or protected property?

5. Does the list of mitigation actions coincide with the City's priorities? Do additional actions need to be added?

PROCESS TO UPDATE THE PLAN

UPDATING means reviewing and revising the plan at least once every five years.

At each annual meeting, the HMPC will review the plan's goal statements and mitigation action status. If necessary, the goal statements and mitigation actions may be revised to reflect current City priorities. In addition, the HMPC will discuss methods for continuing to integrate the mitigation plan with other plans, processes, and projects in the city.

The HMPC will brief the City Council as requested and post any significant updates to the Plan to the City's website. The HMPC recognizes the value in keeping the public and key stakeholders informed about the implementation and status of the mitigation plan.

HMPC members will continue to participate in regional and state-based meetings to stay current with best risk-mitigation practices. Such meetings may include those of the Massachusetts Emergency Management Agency (MEMA), the Pioneer Valley Planning Commission (PVPC), HG&E, and Massachusetts Department of Conservation and Recreation (DCR). The HMPC will also participate in land use planning and mitigation planning meetings with their neighbors, Chicopee, Easthampton, Hadley, South Hadley, Southampton, and West Springfield.

Although minor amendments are possible anytime in the next five years, the City of Holyoke agrees to formally update and adopt this mitigation plan on a five-year basis. The update will include a comprehensive review and planning process like the one used to develop this mitigation plan update. It will update the mitigation action list, current land use practices, collect and review best available data, review the capability assessment, and engage the public and stakeholders. This process will occur according to FEMA guidelines. The HMPC will seek funding for the development of the plan update **two years** before the plan expires. The plan update process



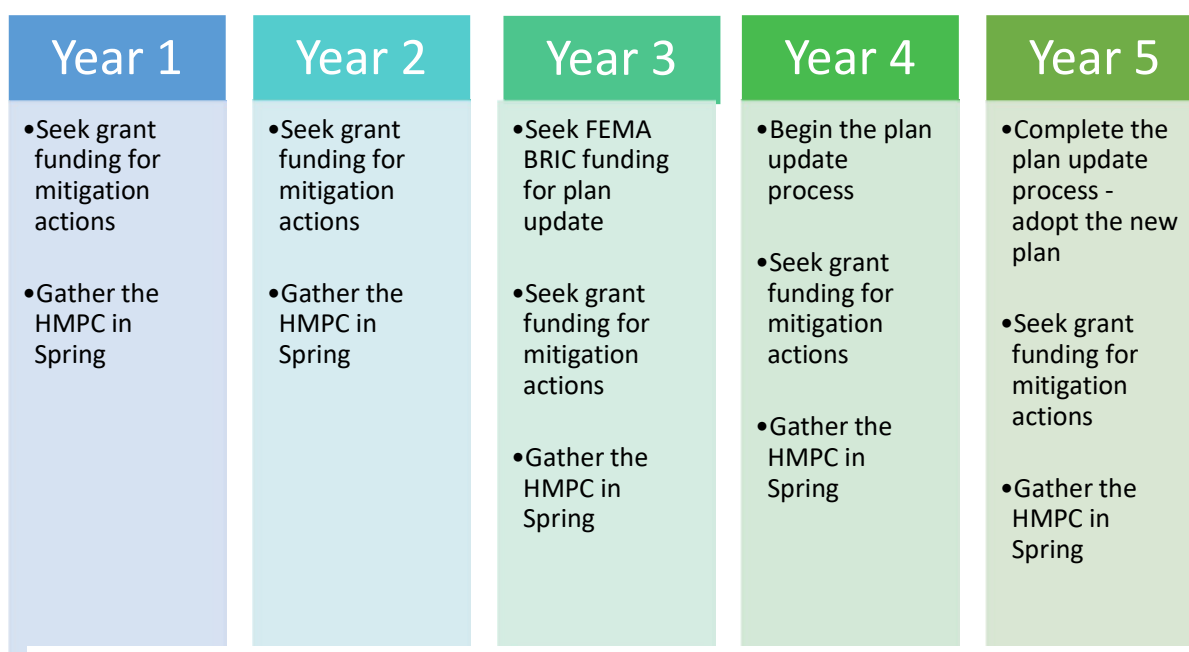


Figure 23. Plan Update and Implementation Schedule

gives the City the chance to add and/or re-prioritize hazard mitigation and climate adaptation actions based on current risk, capabilities, and public / stakeholder suggestions. The Director of Conservation & Sustainability will serve as the Project Manager for the update process. The figure above illustrates the update timeline.

The National Dam Safety Program Act has authorized FEMA to provide High Hazard Potential Dams (HHPD) Rehabilitation Grant Program assistance for the rehabilitation of dams that do not meet minimum safety standards and pose substantial risk to life and property.⁴⁰ City's interested in accessing the HHPD grant must have an approved local hazard mitigation plan and meet criteria outlined in Element G: High Hazard Potential Dams. Element G is optional for local governments. This Plan update addresses Element G requirements. Meeting the requirements of Element G included answering the following questions:

- Did the plan describe the incorporation of existing plans, studies, reports and technical information for HHPDs?

- Did the plan address HHPDs in the risk assessment?
- Did the plan include mitigation goals to reduce long-term vulnerabilities from HHPDs?
- Did the plan include actions that address HHPDs, and prioritize mitigation actions to reduce vulnerabilities from HHPDs?

RESPONSIBLE PARTIES FOR PLAN IMPLEMENTATION AND MAINTENANCE

Holyoke, MA:

Yoni Glogower

Director of Conservation & Sustainability

Department of Conservation & Sustainability

City of Holyoke

536 Dwight Street, Holyoke, MA 01040

Phone: 413-322-5615

Email: glogowery@holyoke.org

For State resources:

⁴⁰ Local Mitigation Planning Policy Guide, FEMA, Effective April 19, 2023, p.32.

Massachusetts Emergency Management Agency:

Address: 400 Worcester Road, Framingham, MA 01702-5399

Phone: 508-820-2000 (MEMA Headquarters and Communications Center) or 978-328-1500 (MEMA Region 1 Office)

Website:

<https://www.mass.gov/orgs/massachusetts-emergency-management-agency>

For Federal resources:

Federal Emergency Management Agency:

Address: 220 Binney Street, Cambridge, MA 02142

Phone: 877-336-2734

Email: fema-r1-info@fema.dhs.gov

Website: <https://www.fema.gov/region-i-ct-me-ma-nh-ri-vt>

SYSTEM TO INTEGRATE THIS PLAN WITH EXISTING PLANNING MECHANISMS

D3. Does the Plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))

For the City of Holyoke to succeed in reducing hazard risks over the long term, the information, ideas, conclusions, and strategic recommendations of this HMCAP should be integrated throughout government operations. Effective integration means to include mitigation principles, vulnerability information, and mitigation actions into other existing community planning mechanisms to leverage activities that have co-benefits, reduce risk, and increase resilience. Many other local plans and processes will present opportunities to address hazard mitigation in a way that can support multiple community objectives, so an important part of maintaining and implementing this hazard mitigation plan will be to identify and capitalize on these opportunities to leverage activities that have co-benefits (including but not limited to risk reduction). The City's

integration of hazard mitigation and climate adaptation content into its Comprehensive Plan update, including a specific goal for "Resiliency and Sustainability," demonstrates this type of integration by stressing the importance of community hazard risk reduction strategies across various elements of this separate planning document.

PLANNING MECHANISMS refers to the governance structures used to manage local land use development and community decision-making, such as budgets, comprehensive planning, economic development strategies, climate action planning, capital improvement planning, or other long-range plans.

The HMPC will remain tasked with helping to ensure that all new or updated local plan documents are informed by and consistent with the goals and actions of this hazard mitigation plan and will not contribute to increased hazard vulnerability in Holyoke. Specifically, this includes but is not limited to the implementation or future updates to the following local plans as identified and further described in Chapter 5 (Capability Assessment):

- MVP Plan (2018) – **scheduled for 2025**
- Comprehensive Plan (1999) – **scheduled for completion in 2025**
- Open Space and Recreation Plan – **scheduled for 2025**

INTEGRATE means to include hazard mitigation principles, vulnerability information and mitigation actions into other existing community planning to leverage activities that have co-benefits, reduce risk and increase resilience.

Additional opportunities to integrate the requirements of this plan into other local planning mechanisms shall continue to be identified through future meetings of the HMPC and through the five-year review process described in this chapter. Other planning mechanisms include local regulations and existing code enforcement procedures (i.e., zoning bylaws, site plan review, etc.),



internal municipal policies, special projects or initiatives, and other routine government or community decision-making activities such as capital improvement planning and the City's annual budget process. Emphasis for identifying these integration opportunities will be placed on those governance structures used to manage local land use and community development in both the pre-disaster and post-disaster environment. Also, as it relates to implementing specific mitigation actions identified in this plan, it will be the responsibility of each assigned lead department to determine additional measures that can support action completion or enhancement. This includes integrating mitigation actions from this plan into other local planning documents, evaluations, processes, or mechanisms as deemed appropriate and most effective.

While it is recognized that there are many possible benefits to integrating components of this plan into other local planning mechanisms, the routine maintenance of this stand-alone plan is considered by the City to be the most effective and appropriate method to identify, prioritize, and implement local hazard mitigation actions. In moving forward, however, the City will consider the incorporation of some other plan documents into the HMCAP, such as any the three plans listed above that are all scheduled for updates in 2025.



APPENDIX A. PLANNING PROCESS SUPPORTING MATERIALS

HAZARD MITIGATION PLANNING COMMITTEE MEETINGS



Notes from Soft Kickoff with Yoni

August 27, 2024

10:00 AM to 10:40 AM

David and Yoni proceeded with an open discussion about the planning process and desired outcomes.

Planning Process

- David explained the process used by the Jamie Caplan/Punchard/RLW team for the MEMA pilot program, which consists of five virtual meetings of the planning team and two virtual public meetings. The process also includes a series of worksheets for the capability assessment and mitigation actions.
- David and Yoni discussed the possibility of meeting less frequently than five times. The City and its residents are dealing with some planning fatigue because the Comp Plan (1999) is being updated now, and the Open Space and Recreation Plan is being updated in 2024-2025. The MVP 2.0 planning grant will be requested in fall 2024 and executed in the first half of 2025. David noted that the HMP planning committee would ideally stay convened to continue its duties under the MVP grant.
- The City may be interested in applying for FEMA HMA grants in the next coming grant period (opening fall 2024). Stormwater and wastewater treatment plant resiliency projects are on their mind. If so, then they may need to demonstrate progress with this plan update. David promised to send a compressed schedule for potential consideration. Yoni will check with his colleague Miira about interest in fall 2024 grant applications.

Hazards

- David noted that the hazards in the 2016 edition of the plan will be carried forward, and invasive species will be added. Yoni was pleased to hear this.
- Yoni wishes to proceed with the HMCAP organization mentioned in the proposal. He explained that some residents do not yet understand the impacts of climate change, and related a recent example where residents believed that algal blooms were due to sediment.

What is New – the 2023 Policy Guidance

- David explained that this plan will be consistent with the 2023 guidance.
- Engagement and involvement of socially vulnerable and EJ populations will be necessary. Yoni recommended conducting a meeting in the Community Center in the Flats neighborhood.
- The City might have limited funding for live translation, food, child care, and incentives/compensation for participation. Yoni will check.
- David explained his colleague Mayra Rodriguez Gonzolez is available for engagement but not live translation.

Pros and Cons of the Existing 2016 Plan

- David noted that his team was familiar with plans developed by the PVPC.

- Yoni would like the document to be pleasant to read and view. Graphics would be helpful. David explained that his team could try to work on this, but noted that the plan is truly a grant eligibility document that needs to be reviewed quickly by FEMA. Yoni understood.
- The City would like a colorful executive summary that could be given to residents that want information about climate change and hazards. David responded that this was a reasonable idea.
- David noted that the 2016 plan includes only 13 actions, but many of them are geographically broad or consist of projects that need multiple steps or phases. David explained that new actions will be broken into phases or specific areas.
- Yoni indicated that many of the 13 actions did not experience much progress. He believes the spillway on the Whiting Street Reservoir dam was replaced and its capacity was expanded.

High Hazard Potential Dams (HHPD)

- David explained the extra work needed to gain eligibility under HHPD. The City is interested in entertaining this option, given that the dams are mostly owned by the City Water Department, DCR, and Holyoke Gas and Electric. With reference to the latter, this is the FERC-licensed dam.
- Yoni promised to check about the ease of including Water Department, DCR, and Holyoke Gas and Electric personnel in the planning process.

Follow-Up

- David will email a potential compressed schedule.
- Yoni will check whether the City plans to apply for FEMA HMA grants
- Yoni will check about dam owners participating.
- David and Yoni will meet on September 3, 2024 at 11 AM.

Kickoff Meeting Hazard Mitigation Plan Update

City of Holyoke
September 10, 2024
Via Zoom



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Agenda



Introductions



Review of Hazard Mitigation Plan Purpose and Need



Planning Process and Changes Since the Previous Plan was Adopted



Review of Hazards to Include



Review of Previous Plan Actions



Schedule & Next Steps

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Introductions



David Murphy, PE, CFM
Resilient Land & Water



Victoria Vetre, CFM
Resilient Land & Water



Scott Bighinatti, CFM
Resilient Land & Water



Darrin Punchard, FAICP, CFM
Punchard Consulting
Capability Assessment



Jamie Caplan
Jamie Caplan Consulting
Public Engagement, Other Support

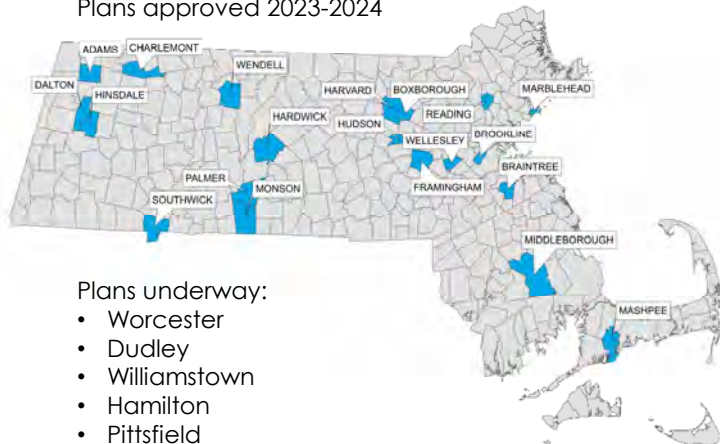
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Team Experience



Plans approved 2023-2024



Plans underway:

- Worcester
- Dudley
- Williamstown
- Hamilton
- Pittsfield
- Danvers
- North Attleboro

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Purpose & Need for Hazard Mitigation Plans

What is a Natural Hazard?

- An extreme natural event that poses a risk to people, infrastructure, and resources.



What is Hazard Mitigation?

- Actions we take now that reduce or eliminate long-term risk to people, property, and resources from natural hazards and their effects.



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Purpose & Need for Hazard Mitigation Plans

So... why plan?

Authority

- Disaster Mitigation Act of 2000

Goal of Disaster Mitigation Act

- Promote hazard mitigation *actions* to *reduce losses*

Eligibility for Mitigation Grant Programs

- Building Resilient Infrastructure and Communities (BRIC)
- Flood Mitigation Assistance (FMA)
- Hazard Mitigation Grant Program (HMGP)
- High Hazard Potential Dams (HHPD)



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Purpose & Need for Hazard Mitigation Plans



- Municipalities and tribes must have a FEMA-approved Hazard Mitigation Plan in place to receive Federal Grant Funds for Hazard Mitigation Projects
 - Building Resilient Infrastructure and Communities (BRIC)
 - Flood Mitigation Assistance (FMA)
 - Hazard Mitigation Grant Program (HMGP)
 - High Hazard Potential Dams (HHPD)



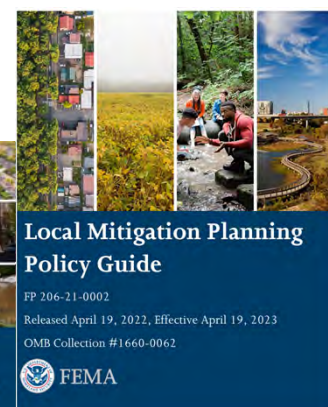
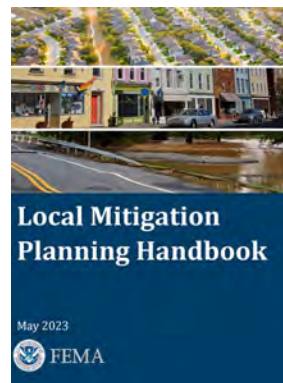
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What's New with Hazard Mitigation Planning

CITY OF HOLYOKE
NATURAL HAZARDS MITIGATION PLAN UPDATE
2016

- New Local Mitigation Planning Handbook (2023)
- New Policy Guidance (2023)
 - Renewed focus on engagement with socially vulnerable populations
 - Renewed emphasis on climate adaptation



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Optional Tasks Included in This Effort

- Climate Adaptation goals and a more direct linkage to MVP funds
- High Hazard Potential Dam (HHPD) goals for program eligibility
 - *Requires participation of high hazard dam owners such as the City Water Department, Holyoke Gas & Electric, and MA DCR*



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Components of the Plan

- Community Profile
- Hazard Identification & Risk Assessment
- Community Capabilities
- Mitigation Strategies
- Plan Implementation and Maintenance



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Overview of the Planning Process

- Create a Hazard Mitigation Planning Committee
- Data Collection, Loss Estimates, Risk Assessment
- Public Engagement
- New Strategies (Goals and Actions)



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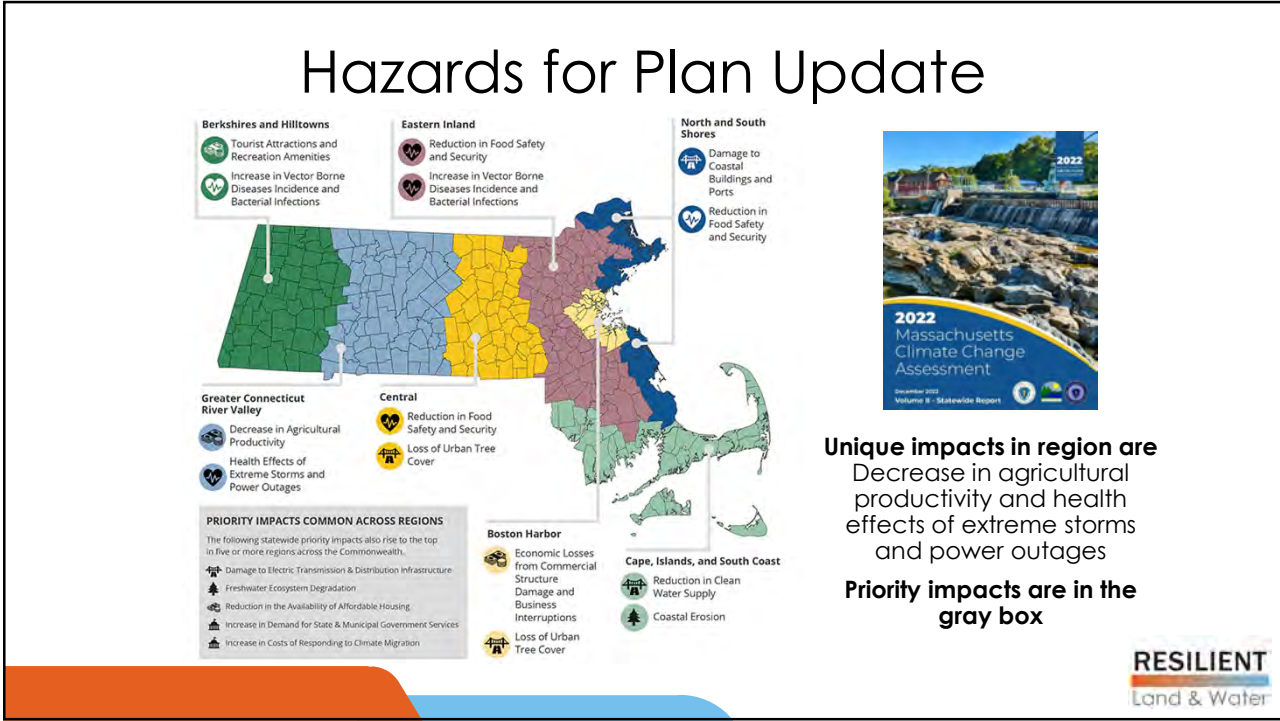
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Hazards for Plan Update

Hazard in the ResilientMass Plan (2023)	In the Previous HMP?	In Your MVP Report?
Extreme Temperatures	Yes	Yes ★
Changes in Groundwater	---	---
Drought	Yes	Yes
Earthquakes	Yes	---
Flooding from Precipitation and Dam Overtopping	Yes	Yes ★
Hurricanes and Tropical Storms	Yes	Yes
Invasive Species	---	---
Landslides	---	---
Other Severe Weather	Yes	Yes (wind) ★
Severe Winter Storms	Yes	---
Tornadoes	Yes	Yes (wind)
Wildfires	Yes	---

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Hazards for Plan Update

Hazard	Previous Occurrences Reported
Average/Extreme Temperatures	Describe impacts for heat or cold events from past 5 years. Cooling centers have been opened in 2024. Were warming centers open in recent winters?
Changes in Groundwater	Three risks described in ResilientMass Plan: increased groundwater levels, resource depletion, and contamination. No data on historical frequency or recent trends. Does this hazard need special attention in Holyoke?
Drought	Droughts in 2015-2017, 2020, and 2022. Stage III drought occurred in 2016. No USDA payments received for drought
Earthquakes	No occurrences in previous plan. Anything to describe from the past 5 years? People in Holyoke reportedly felt the April 2024 quake.
Flooding from Precipitation and Dam Overtopping	Numerous flood events listed in NCEI database for the last ten years. Streets included Appleton St., Cabot St. underpass, Canal St., Commercial St., Lyman St., Sargeant St., Saint Jerome Ave., and the exit to Main St. from I-391. Other roads in the previous HMP included Fairmont St., Green Ln., Jackson St., Longfellow Dr., Mosier St., Skyview St., Southampton Rd., and West Franklin St. The Holyoke Canal System, Broad Brook, the Connecticut River, Tannery Brook, and Green Brook were noted as having flood risk. Is the City noticing any new trends or areas emerging?

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Hazards for Plan Update

Hazard	Previous Occurrences Reported
Hurricanes and Tropical Storms	Isaias – August 2020 Elsa – July 2021 Fred – August 2021 Henri – August 2021 Ida – September 2021
Invasive Species	Not directly addressed in the MVP report or previous HMP. Will the Open Space and Recreation Plan provide information? Are any trends emerging?
Landslides	Previous plan says "determined to not be a threat." Any change?
Other Severe Weather	Trees and wires down on cars and houses in at least 40 separate events from 2015 through 2024. Nickel sized hail in the City in 2016 and 2023; dime size hail in the City in 2019. Are any trends or specific concerns emerging?
Severe Winter Storms	Winter storms occur every season. Are any trends emerging?
Tornadoes	Sixteen tornadoes in Hampden County between 1959 and 2014. Reportedly no direct damage to the city. Describe any other impacts in the last five to ten years.
Wildfires	Previous HMP says "brush fires frequently erupt along railroad tracks due to sparks from passing trains, particularly along Pleasant Street and Brown Avenue." Anything else to report?

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Previous Strategies and Actions

Action Description (2016)	Agency
Disseminate literature about natural hazards using social media: "home survival kit", how to prepare homes and structures for natural disasters, proper evacuation procedures	EMD / FD
Evaluate whether to join FEMA's Community Rating System program	EMD / Conservation Commission
Acquire snow melter.	DPW
Repair Whiting Street Reservoir Dam	Holyoke Water Works
Modify/update 17 flood control stoplog structures throughout city levee system per city flood plan	DPW

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Previous Strategies and Actions

Action Description (2016)	Agency
Modify/replace generator for War Memorial shelter	DPW
Develop access agreement with relevant landowners and agencies(e.g., DCR) to identify and repair access roads to telecommunication towers for repair in event of natural hazard damage	EMD / FD
Build flood barriers around the computer center server "farm" on Water Street	Holyoke Gas & Electric
Build flood barriers at the North Canal substation	HG&E
Create/utilize inspection positions to conduct a community risk assessment to assess deficient buildings and develop municipal inventory of vulnerabilities to natural hazards	Building Dept.



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Previous Strategies and Actions

Action Description (2016)	Agency
Develop a multi-departmental coordination plan and establish a point-person for Reverse 911	EMD
Upgrade culverts to larger sizes to prevent street flooding (Southampton Road, Fairmont Street, Erie Street, Upland Road)	DPW
Acquire floodprone properties subject to repeated erosion and flooding	DPW / Conservation Commission



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Public Engagement

- During Planning Process
 - In-person information session
 - Virtual information session
 - Survey tools
 - Direct engagement with organizations that serve socially vulnerable populations
- In-person workshop to present the draft plan



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Schedule

Month	Hazard Mitigation Plan Process (City and Consultant)	FEMA HMA Grant Steps (City)
September 2024	First meeting with planning team , start risk assessment, first public meetings (virtual and in-person)	Think about potential grant applications
October 2024	Complete risk assessment; work on remaining public engagement including SV & EJ; meet with planning team to discuss mitigation actions	Watch for opening of BRIC and FMA
November 2024	Work on document; send to planning team to begin review	Work on BRIC and FMA applications
December 2024	Planning team to review draft document; meet with planning team to get comments; public information meeting to present draft plan; consultant sends to MEMA and FEMA	Submit applications to MEMA
January 2025	FEMA Review	Respond to MEMA comments
February 2025	City adopts plan	Final submittal to FEMA

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Next Steps

- Review list of critical facilities and provide suggestions for changes
- Provide City-maintained GIS data if available (critical facilities, historic resources, various infrastructure)
- Fill out worksheets from Darrin Punchard about the capability assessment
- Watch for fliers and press releases for public engagement, and help circulate announcements



Meeting Minutes – City of Holyoke Hazard Mitigation Plan Update

Date: September 10, 2024

Time: 1:00 to 2:00 pm

Location: Virtual

Attendees			
David Murphy	Resilient Land and Water	John Kadlewicz	Fire Chief
Victoria Vetre	Resilient Land and Water	Timothy Rivers	Director, Board of Health
Scott Bighinatti	Resilient Land and Water	Miira Gates	Stormwater Coordinator
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update	David Rex	Fire Department
Chris Perry	Holyoke Gas and Electric (HG&E), Environmental Health & Safety Coordinator	Carl Rossi	Director of Public Works
Kevin Lagimonier	Building Commissioner	Jeff Burkott	Asst. Director of Planning

David welcomed attendees and presented slides for the hazard mitigation plan (HMP) update to review the purpose and need for hazard mitigation plans, and changes since the City's last planning process was completed in 2016. David then reviewed the general scope of work for updating the HMP, including the components of an HMP and the general planning process. David also discussed the optional tasks selected by the City for the hazard mitigation planning effort which include developing a more direct linkage between the HMP and MVP goals and including high hazard potential dam (HHPD) goals to ensure the City is eligible for HHPD program benefits.

David then reviewed some of the technical information that will be incorporated into the plan. This included a comparison of the hazards that will be in the HMP update and how these compare to the hazards identified in the statewide ResilientMass Plan (2023) and the City's previous MVP planning effort. A comparison to the unique climate driven impacts that are region specific in Massachusetts was also presented. In particular, David noted that the potential impact of extreme storms and power outages on vulnerable populations noted for Connecticut River Valley region of Massachusetts will be of concern to Holyoke.

A table of the proposed hazards was then presented with previous occurrences reported in recent years from various sources. David asked participants to note any recent impacts and occurrences attributed with each of the following hazards.

- **Average/extreme temperatures:**
 - The Hamilton Street shelter is used every winter for warming.
 - The Senior Center and the War Memorial (shelter) are used by the City as cooling centers, but neither were activated for the 2024 summer. Tim will typically coordinate cooling center openings and noted that the Center for Human Development (CHD) has been opening cooling centers when needed this summer.

- Dave noted that the City's warming centers have been utilized in recent years, which includes a warming trailer.
- Tim noted that the City has a standard script that is used (through Everbridge) to send out messages to residents to let them know when centers will be open and where they are located. Tim noted that the City collaborated with Providence Ministries on warming centers last year.
- Tim recently spoke with staff from Springfield who noted there is concern about homeless populations and the impacts for the upcoming winter. All shelters are full, and people may have no place to go. Tim and Dave can be contacted with questions regarding shelters.
- **Changes in Groundwater:**
 - Carl noted that high groundwater levels coordinate with flooding and are of concern for Public Works. Yoni concurred that this potential hazard is more closely aligned with flooding than with drought in Holyoke.
 - Tim noted there is very limited areas of septic systems in Holyoke to be impacted by high groundwater levels.
- **Drought:**
 - Yoni and Jeff believe that the water system sources and reservoirs are relatively "water-rich" and have sufficient capacity. He believes that the Holyoke water system has been minimally impacted by droughts in the past while neighboring communities were asking for water conservation measures.
 - Jeff noted that in general the City has high density housing, therefore it appears water may not be consumed in similar volumes to those areas to the west that are more suburban and likely consume more water for irrigation purposes.
- **Earthquake:**
 - Jeff noted that the 2024 earthquake was felt in City Hall but did not cause damage.
 - David noted that while earthquake damage in New England is often minimal, there may be a concern when earthquakes cause minor damage to critical facilities, as occurred in southwestern Connecticut in April 2024.
- **Flooding:**
 - David noted that lots of information is available from NOAA (NCEI) and FEMA about previous damages from flooding.
 - The water department has high hazard dams and as such that agency will need to be involved in the planning process.
 - Jeff explained that large-scale riverine flooding was a focus of the hazard mitigation plan in the past.
 - Jeff noted that there seems to be an increase in the number of severe storm events that result in flooding, and that public perception is shifting to being more concerned about smaller events rather than larger floods.
 - The previous HMP included actions to ensure that dam infrastructure could be repaired and/or installed. One of the actions was for HG&E to install new stoplog structures to mitigate flooding.

- Chris Perry noted that the HG&E operation and maintenance personnel should be involved as conversations progress surrounding floods and heavy rain events, to better relay their concerns regarding dam infrastructure and stop logs.
 - Based on a review of the streets affected by flooding in the presentation, Miira noted that there does not seem to be any emerging flood risk areas, but that flooding is a DPW priority in its Integrated Management Plan for infrastructure needs. The City has a plan to incorporate climate driven impacts and incorporation of green infrastructure into stormwater improvements related to its NPDES permit.
- **Hurricanes and Tropical Storms:**
 - David noted that lots of information is available on these types of storms.
 - Chris noted that during high wind events the City is always concerned with major outages, particularly along the transmission line that goes through the reservoir property. An outage occurred a few years back along this line that caused a large outage.
 - Chris will check with the utility to determine the last few major outages.
- **Invasive Species:**
 - David noted that the plan will consider both aquatic and terrestrial invasive species.
 - Yoni is unsure if the Open Space and Recreation Plan addresses this topic, but that plan is about to be updated.
 - Yoni noted that the City is concerned about Spotted Lantern Fly, that they are currently dealing with emerald ash borer impacts (dead Ash trees) along Main Street, and they are concerned about Chinese Water Chestnut in the Connecticut River. HG&E recently worked with the Connecticut River Conservancy on a benthic barrier project on the Third Canal and removal efforts for water chestnut.
 - Yoni can connect the planning team with Connecticut River Conservancy for additional details.
- **Landslides:**
 - Previous plan said that there was no real impact, and there have been no significant changes.
 - Miira noted that there have been some slumps related to high groundwater recently at the toes of certain slopes near wastewater pipelines. Veolia runs the sewer system and may have more information.
- **Other Severe Weather:**
 - David grouped these categories together to generally consider summer storms that can include high winds, tornadoes, hail, and lightning.
 - Chris noted that the HG&E electric division will have more insight to outages over the past 10 years and whether there are specific areal trends.
- **Severe Winter Storms:** Less of a concern than extreme cold, although Carl had some comments about snow removal below.
- **Tornadoes:** There is no recent history of tornadoes affecting Holyoke.
- **Wildfires:**
 - Jack can provide recent brush fire numbers.

- o Tim noted that the occurrence of brush fires may be exacerbated because of the increasing numbers of homeless people living in the woods. Fires are used for cooking and warmth and, if they get out of control, result in brush fires.
- o Chris noted that there was an issue earlier this year on the Third Canal property where a small fire spread that originated from an encampment. Many of these homeless encampments are situated close or along City/rail properties, therefore the risk of potential fires along the rail line, which was a concern in the previous HMP, may be increasing.
- o Tim also noted that there are also incidents of arson that occur along the rail line that result in fires, and that the concern is not merely from passing train

David then presented the previous strategies and actions from the last hazard mitigation plan to review the status.

Action	Status/Notes
Disseminate literature about natural hazards using social media: "home survival kit", how to prepare homes and structures for natural disasters, proper evacuation procedures	Information about the emergency notification system is on the City's website. Potential to carry this forward.
Evaluate whether to join FEMA's Community Rating System program	David noted that this action can be reviewed based on the number of NFIP policies in the city to determine whether it should still be pursued.
Acquire snow melter	Not performed. Carl noted that there are no funds to acquire, and it requires a large amount of fuel. May be more feasible to acquire land to dump snow rather purchasing a melter.
Repair Whiting Street Reservoir Dam	Yoni noted that the City recently replaced the undersized spillway. Yoni is unsure if there were other repairs that were being referenced. This is likely complete.
Modify/update 17 flood control stoplog structures throughout city levee system per city flood plan	Chris noted that Josh Wells from HG&E will have the most knowledge of this project Miira noted that through the DPW Integrated Management Plan the City has budget for upgrading some stoplogs from wood to aluminum, and possibly repairs. Potential to carry forward as a new action.
Modify/replace generator for War Memorial shelter	Jack noted that the City has acquired a new generator through MEMA as a regional (county) resource which gets loaned out. It is a large capacity portable generator and may not always be available to the City. Jack did not believe that hookups were completed to support the connection of this generator to the War Memorial asset.

	Mirra noted that the WWTP staff are concerned about the age of their backup generator. This potentially should be carried forward.
Develop access agreement with relevant landowners and agencies (e.g., DCR) to identify and repair access roads to telecommunication towers for repair in event of natural hazard damage	The genesis of this action was unclear to attendees. The City has a full communication system for emergencies and does not rely on cell phones for communication needs. This may be OK to remove.
Build flood barriers around the computer center server “farm” on Water Street	This was a HG&E project. Chris noted that this will need follow up.
Build flood barriers at the North Canal substation	This was a HG&E project. Chris noted that this will need follow up.
Create/utilize inspection positions to conduct a community risk assessment to assess deficient buildings and develop municipal inventory of vulnerabilities to natural hazards	Follow up with Kevin about this.
Develop a multi-departmental coordination plan and establish a point-person for Reverse 911	The City uses Everbridge for emergency notifications. Likely ok to remove.
Upgrade culverts to larger sizes to prevent street flooding (Southampton Road, Fairmont Street, Erie Street, Upland Road)	Miira believes that DPW has existing lists of where these are needed. Veolia maintains the City stormwater system and may have lists of areas of need.
Acquire floodprone properties subject to repeated erosion and flooding	Unsure if the City considers and/or supports acquisitions of properties with flood risk. Conservation efforts have moved forward in the past but may not necessarily have been associated with floodprone properties. More information is needed.

David then reviewed the public engagement efforts that will occur during the HMP planning process, the schedule for the planning process, and the next steps in the process and what participants can expect. It was confirmed that the City Council would need to adopt the HMP update.

Potential Engagement dates were then discussed.

- The last week of September was initially targeted for the first public introductory meeting. This could be hosted at the Library, or OneHolyoke as they have a community room. David suggested the initial meeting be hosted at the Library, but additionally work with OneHolyoke on community involvement and translation, and a second meeting be hosted in the Flats neighborhood where translation services can be planned for. The City has worked with Katie Munin who can do live translation.
- David and Yoni tentatively scheduled October 3 for the first in-person meeting at the Library. David will check on Library availability.
- Yoni noted that the City’s primary GIS person is currently on leave. Jeff can be contacted to assist with securing GIS data.

Meeting for Holyoke Gas & Electric

Hazard Mitigation Plan Update:

*Hazard Mitigation
and Climate
Adaptation Plan*

September 25, 2024



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Agenda

- . Purpose and Need for Hazard Mitigation Plans
- . Review of FEMA Grants for Utilities
- . Critical Facilities
- . Status of Prior Hazard Mitigation Plan Actions
- . New Hazard Mitigation Plan Actions
- . Schedule
- . Next Steps

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Purpose & Need for Hazard Mitigation Plans

What is a Natural Hazard?

- An extreme natural event that poses a risk to people, infrastructure, and resources.



What is Hazard Mitigation?

- Actions we take now that reduce or eliminate long-term risk to people, property, and resources from natural hazards and their effects.



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Purpose & Need for Hazard Mitigation Plans

So... why plan?

Authority

- Disaster Mitigation Act of 2000

Goal of Disaster Mitigation Act

- Promote hazard mitigation *actions* to *reduce losses*

Eligibility for Mitigation Grant Programs

- Building Resilient Infrastructure and Communities (BRIC)
- Flood Mitigation Assistance (FMA)
- Hazard Mitigation Grant Program (HMGP)
- High Hazard Potential Dams (HHPD)



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Purpose & Need for Hazard Mitigation Plans



- Municipalities must have a FEMA-approved Hazard Mitigation Plan in place to receive Federal Grant Funds for Hazard Mitigation Projects
 - Building Resilient Infrastructure and Communities (BRIC)
 - Flood Mitigation Assistance (FMA)
 - Hazard Mitigation Grant Program (HMGP)
 - High Hazard Potential Dams (HHPD)

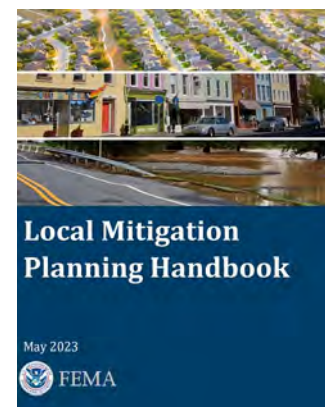
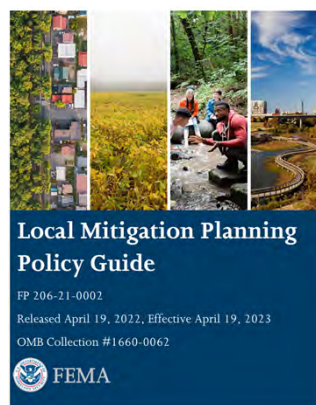


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What's New with Hazard Mitigation Planning

- New Local Mitigation Planning Handbook (2023)
- New Policy Guidance (2023)
 - Renewed focus on engagement with socially vulnerable populations
 - Renewed emphasis on climate adaptation



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Hazards for Plan Update

Hazard in the ResilientMass Plan (2023)	In the Previous HMP?	In the City's MVP Report?
Extreme Temperatures	Yes	Yes
Changes in Groundwater	---	---
Drought	Yes	Yes
Earthquakes	Yes	---
Flooding from Precipitation and Dam Overtopping	Yes	Yes
Hurricanes and Tropical Storms	Yes	Yes
Invasive Species	---	---
Landslides	---	---
Other Severe Weather	Yes	Yes (wind)
Severe Winter Storms	Yes	---
Tornadoes	Yes	Yes (wind)
Wildfires	Yes	---

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7

Optional Tasks Included in This Effort

- Climate Adaptation goals and a more direct linkage to MVP funds
- High Hazard Potential Dam (HHPD) goals for program eligibility
 - *Requires participation of high hazard dam owners such as the City Water Department, Holyoke Gas & Electric, and MA DCR*



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8

FEMA Grants to Utilities



TOP TWO PROJECT TYPES BY FEDERAL COST SHARE

1. Flood Control: **Twenty-eight subapplications have been selected totaling \$395 million** to eliminate or reduce flood damage.
2. Utility/Infrastructure Protection: **Thirty subapplications have been selected totaling \$237 million** and include projects such as elevating pumping stations, enhancing power poles, strengthening water towers and floodproofing utility plants.



9

FEMA Grants to Utilities

- CT: Windham Water Works – scoping study for reservoir, dam, and WTP resiliency
- VT: Stowe – scoping study for electric system resiliency
- IA: Denison - \$12M to bury electric line to WWTP
- SD: Various counties – electric line resiliency projects
- Many grants for pumping stations (relocations, elevations, floodproofing, electrical upgrades) – some are sewer and some are stormwater pumping stations



10

Critical Facilities

- Critical facilities are listed in hazard mitigation plans because they are often:
 - ✓ Eligible to receive FEMA funds (e.g., a generator for a cooling center); or
 - ✓ Help make something else eligible (e.g., a flood wall that protects a few critical facilities)
- Critical facility lists are *similar* to lists of facilities that are a priority for restoration of power after an outage – but they are not the same
- Review list from the 2016 edition of the hazard mitigation plan



11

Previous Plan Actions

Action Description (2016)	Agency
Disseminate literature about natural hazards using social media: "home survival kit", how to prepare homes and structures for natural disasters, proper evacuation procedures	EMD / FD
Evaluate whether to join FEMA's Community Rating System program	EMD / Conservation Commission
Acquire snow melter	DPW
Repair Whiting Street Reservoir Dam	Holyoke Water Works
Modify/update 17 flood control stoplog structures throughout city levee system per city flood plan	DPW



12

Previous Plan Actions

Action Description (2016)	Agency
Modify/replace generator for War Memorial shelter	DPW
Develop access agreement with relevant landowners and agencies(e.g., DCR) to identify and repair access roads to telecommunication towers for repair in event of natural hazard damage	EMD / FD
Build flood barriers around the computer center server "farm" on Water Street	HG&E
Build flood barriers at the North Canal substation	HG&E
Create/utilize inspection positions to conduct a community risk assessment to assess deficient buildings and develop municipal inventory of vulnerabilities to natural hazards	Building Dept.

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13

Previous Plan Actions

Action Description (2016)	Agency
Develop a multi-departmental coordination plan and establish a point-person for Reverse 911	EMD
Upgrade culverts to larger sizes to prevent street flooding (Southampton Road, Fairmont Street, Erie Street, Upland Road)	DPW
Acquire floodprone properties subject to repeated erosion and flooding	DPW / Conservation Commission

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14

New Actions for Plan

Action Description	Agency



15

Schedule

Month	Hazard Mitigation Plan Process (City and Consultant)	FEMA HMA Grant Steps (City)
September 2024	First meeting with planning team, start risk assessment, first public meetings (virtual and in-person)	Think about potential grant applications
October 2024	Complete risk assessment; work on remaining public engagement including SV & EJ; meet with planning team to discuss mitigation actions	Watch for opening of BRIC and FMA
November 2024	Work on document; send to planning team to begin review	Work on BRIC and FMA applications
December 2024	Planning team to review draft document; meet with planning team to get comments; public information meeting to present draft plan; consultant sends to MEMA and FEMA	Submit applications to MEMA
January 2025	FEMA Review	Respond to MEMA comments
February 2025	City adopts plan	Final submittal to FEMA



16

Next Steps

- Review list of critical facilities and provide suggestions for changes
- Provide GIS data if available (critical facilities, infrastructure)
- Review draft document this fall



Meeting Minutes

City of Holyoke Hazard Mitigation Plan Update

Discussion with Holyoke Gas & Electric

Date: September 25, 2024

Time: 2:00 to 3:00 pm

Location: In Person

David Murphy	Resilient Land and Water
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update
Chris Perry	Holyoke Gas and Electric (HG&E), Environmental Health & Safety Coordinator
Jeff Brouillard	HG&E, Assistant Superintendent of Electric Division

David presented a shorter version of the slides used for the kickoff meeting to describe hazard mitigation plans and the grant programs. Specific attention was paid to examples of BRIC grants awarded to utilities over the last few years. Attendees discussed the likelihood that HG&E would either be directly eligible as a sub-application because they are a utility of the City, or would partner with the City to pursue grants under FEMA HMA.

Critical facilities were reviewed. The following should be added:

- The headquarters building at 99 Suffolk Street
- 102 Cabot Street which includes the gate house, 24-hour dispatch, and a substation
- The other two substations (HG&E has a total of three)
- 91 Mueller Road where the LG facility is located
- 91 Walnut Street where gas distribution and dispatch is located

Previous actions were reviewed. Attendees believe that a previous employee, Chuck Martel, was responsible for these actions given his participation in the committee that supervised development of the 2016 plan.

- The action about stoplogs is not under the purview of HG&E.
- The computer farm at 30 Water Street is still present and can be added to the critical facility list. Attendees believe that this site is protected by the flood control system and does not need a flood wall.
- The North Canal substation mentioned in the next action is also believed protected by the flood control system and does not need a flood wall.

David described the benefits of maintaining these actions (e.g., future grants if wanted) but there does not appear to be a compelling reason to keep them. The flood risks to the computer farm and the substation are not believed significant. For now, they will be carried forward.

Potential ideas for new actions were discussed.

- Invasive species are a unique challenge for HG&E. Water chestnut has been a challenge in the Connecticut River, Long Pond Cove, and the canals. HG&E owns the canals and the dam, which is FERC-licensed. A benthic barrier in the canals was completed recently but not believed to be a permanent solution. The barriers will stop seeds from germinating for a while, but other solutions may be needed. HG&E currently contributes to eradication efforts. More funding will be needed eventually. Although FEMA HMA grants have not been used for invasive species, MEMA has an interest in addressing invasive species in hazard mitigation plans. David explained that this may help the City or HG&E seek other grants for invasive species management.
- Utility poles often need maintenance and replacement. David explained that resilience to emerging challenges associated with hazards is an important consideration, given that FEMA does not fund deferred maintenance.
- Two phases of a utility replacement program are underway. Phase 1 is from North Canal to 102 Cabot, and Phase 2 is from 102 Cabot to the City line. Future phases are likely, and this could be linked to resiliency.
- HG&E is somewhat interested in burying utility lines when possible.
- Grant for electrification are possibly desirable. Eventually, Holyoke may need to address pressures to replace gas services and appliances with electrical appliances. Funding will be needed. David explained that climate grants such as those from EPA are typically viewed as more appropriate, but the hazard mitigation plan should include these challenges.
- Canal wall repairs are often needed (for example, application of gunnite).
- David explained that dam-related needs should be included. Follow-up with the dam team members will be needed.

David asked about microgrids. A microgrid is reportedly being installed for the Baystate Medical facility at 361 Whitney, on the west side of I-91.

David emphasized that the list of hazards to be addressed in the plan is closely aligned with risks to utility systems. For example, extreme heat events can stress the electrical grid whereas wind events can damage utility systems. The list of hazards was reviewed before closing the meeting. Chris noted that droughts can impact hydropower generation by reducing the discharge in the river. Small brush fires have occurred under transmission lines, but they are always addressed by the City.

Meeting for Holyoke Water Works

Hazard Mitigation Plan Update:

*Hazard Mitigation
and Climate
Adaptation Plan*

October 24, 2024



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Agenda

- . Purpose and Need for Hazard Mitigation Plans
- . Review of FEMA Grants for Water Utilities
- . Critical Facilities
- . Status of Prior Hazard Mitigation Plan Actions
- . New Hazard Mitigation Plan Actions
- . Schedule
- . Next Steps

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2

Purpose & Need for Hazard Mitigation Plans

What is a Natural Hazard?

- An extreme natural event that poses a risk to people, infrastructure, and resources.



What is Hazard Mitigation?

- Actions we take now that reduce or eliminate long-term risk to people, property, and resources from natural hazards and their effects.



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3

Purpose & Need for Hazard Mitigation Plans

So... why plan?

Authority

- Disaster Mitigation Act of 2000

Goal of Disaster Mitigation Act

- Promote hazard mitigation *actions* to *reduce losses*

Eligibility for Mitigation Grant Programs

- Building Resilient Infrastructure and Communities (BRIC)
- Flood Mitigation Assistance (FMA)
- Hazard Mitigation Grant Program (HMGP)
- High Hazard Potential Dams (HHPD)



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4

Purpose & Need for Hazard Mitigation Plans



- Municipalities must have a FEMA-approved Hazard Mitigation Plan in place to receive Federal Grant Funds for Hazard Mitigation Projects
 - Building Resilient Infrastructure and Communities (BRIC)
 - Flood Mitigation Assistance (FMA)
 - Hazard Mitigation Grant Program (HMGP)
 - High Hazard Potential Dams (HHPD)

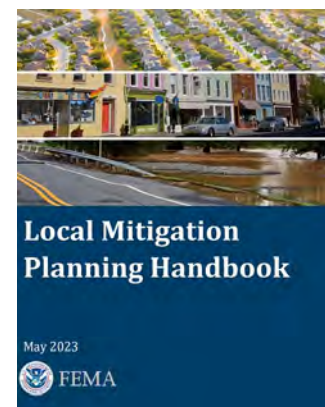
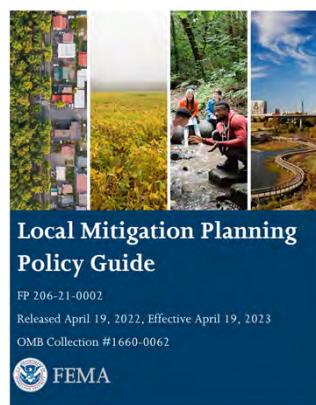


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What's New with Hazard Mitigation Planning

- New Local Mitigation Planning Handbook (2023)
- New Policy Guidance (2023)
 - Renewed focus on engagement with socially vulnerable populations
 - Renewed emphasis on climate adaptation



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6

Hazards for Plan Update

Hazard in the ResilientMass Plan (2023)	In the Previous HMP?	In the City's MVP Report?
Extreme Temperatures	Yes	Yes
Changes in Groundwater	---	---
Drought	Yes	Yes
Earthquakes	Yes	---
Flooding from Precipitation and Dam Overtopping	Yes	Yes
Hurricanes and Tropical Storms	Yes	Yes
Invasive Species	---	---
Landslides	---	---
Other Severe Weather	Yes	Yes (wind)
Severe Winter Storms	Yes	---
Tornadoes	Yes	Yes (wind)
Wildfires	Yes	---

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7

Optional Tasks Included in This Effort

- Climate Adaptation goals and a more direct linkage to MVP funds
- High Hazard Potential Dam (HHPD) goals for program eligibility
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8

FEMA Grants to Water Utilities



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FEMA Grants to Water Utilities

- Hillsborough, CA: new earthquake and fire-resistant **pipeline** will provide drinking water to three communities
- Colorado: Gold Hill Pipeline **connects treatment plants and enhances resilience** of the water systems
- Dunn, NC: Protect infrastructure and water supply with a **new raw water pipeline and pump station** project
- Medford, OR: Improve water system infrastructure and protect against risks of earthquakes and wildfire
- Oregon: Grants Pass WTP; **relocate water treatment plant** out of 500-year floodplain
- Mapleton, OR: acquire 396,000-gallon **storage tank** to protect against flooding and improve water supply
- Walworth County, SD: upgrade **raw water intake system** for drought relief
- Richmond, VA: Feeder Channel **retaining wall to protect water treatment and distribution systems**
- Massachusetts: Emergency **interconnection pumping station** to improve resilience in three communities
- Nevada: Hobart Creek Reservoir **dam upgrades** to protect the water supply
- New Jersey Water Supply Authority: Dam **foundation grouting project** to protect water supply, downstream communities, and habitats
- **Generators** in several states



10

Critical Facilities

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Acquire floodprone properties subject to repeated erosion and flooding	DPW / Conservation Commission



14

New Actions for Plan

Infrastructure	Ideas
Dams	
Transmission	
Distribution	
Storage	
Pumping	
Standby Power	

15

Schedule

Month	Hazard Mitigation Plan Process (City and Consultant)	FEMA HMA Grant Steps (City)
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16

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- Provide GIS data if available (critical facilities, infrastructure)
- Review draft document this fall



Meeting Minutes

City of Holyoke Hazard Mitigation Plan Update

Discussion with Holyoke Water Works

Date: October 24, 2024

Time: 10:00 to 10:30 AM

Location: Virtual/Teams

David Murphy	Resilient Land and Water
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update
Matt Smith	Holyoke Water Works
Scott Bighinatti	Resilient Land and Water

David presented a shorter version of the slides used for the kickoff meeting to describe hazard mitigation plans and the grant programs. Specific attention was paid to examples of BRIC grants awarded to water utilities over the last few years.

Critical facilities were reviewed. The water pumping stations (three active and one backup) can be added.

The Whiting Street Dam spillway was reconstructed to add length (100') and ensure capacity is sufficient for the probable maximum flood. The water surface elevation will be slightly lower compared to prior conditions (about 16"). This action in the 2016 edition of the HMP is therefore complete.

Holyoke Water Works is operating under a filtration waiver. UV disinfection is relatively new, and with that project, standby power was upgraded. However, an older propane generator at the West Heights Pumping Station needs to be replaced.

A concrete storage tank needs to be replaced in the next 10-15 years.

The RRA does not have any specific recommendations that are aligned with the HMCAP.

Eventually, the City may need public funds to construct a WTP if the filtration waiver is ever suspended.

Matt will send the Whiting Street Dam EAP.

Yoni's summary from the meeting is:

- Add the three critical pumping stations and one backup pumping station to the list of critical facilities in the Holyoke Hazard Mitigation Plan.
- Explore the possibility of including a project to replace the old concrete storage tank in the Holyoke Hazard Mitigation Plan, framing it as a resilience project.
- Review the recommendations from the water utility's Risk and Resilience Assessment and determine if any should be included in the Holyoke Hazard Mitigation Plan.

Meeting Minutes – City of Holyoke Hazard Mitigation Plan Update

Date: January 7, 2025

Time: 10:00 to 10:30 AM

Location: Virtual

Attendees			
David Murphy	Resilient Land and Water	Aaron Vega	Director of Planning & Economic Development
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update	Jeff Burkott	Asst. Director of Planning
Miira Gates	Stormwater Coordinator	Jeff Brouillard	Holyoke Gas & Electric
Carl Rossi	Director of Public Works	Maggie Herlihy	Conservation and Sustainability
John Kadlewicz	Fire Chief		

David welcomed attendees and provided a high level overview of the plan document structure, the list of critical facilities, and the proposed hazard mitigation and climate adaptation actions. Attendees suggested one additional potential action to add. Specifically, the top elevation of the Connecticut River flood protection system may one day need to be evaluated relative to changing conditions and future flood risks. This could be added as an action.

PUBLIC OUTREACH: PRESS RELEASE, NEWS ARTICLES, FLIERS, SOCIAL MEDIA, AND PRESENTATIONS

Note: The October 29, 2024 public meeting presentation was the same as the October 9, 2024 public meeting presentation. Only the October 29th slides are included herein to eliminate redundancy.



Click here to sign up for city emergency alerts - including community event alerts, Fire Department notifications, law enforcement alerts, general information alerts, and public works notifications (<https://member.everbridge.net/453003085611624/new>)

Hazard Mitigation Plan Public Workshop

Posted on September 20, 2024

FOR IMMEDIATE RELEASE:

The City of Holyoke has experienced multiple natural hazard events over the last few years, from heavy rain and flooding to extreme heat events, and from wind storms to winter storms that may lead to power outages. These events serve as continuous reminders of the risks posed by natural disasters. The City has developed and adopted a *natural hazard mitigation plan* for many years, with updates approximately once every five years. The City is again updating the plan, and the challenges associated with climate change will be incorporated directly to produce a “Hazard Mitigation and Climate Adaptation Plan” for Holyoke. The plan will outline a set of actions that can be taken to reduce losses of property and life due to natural disasters like floods, severe wind events, winter storms, wildfires, droughts, extreme heat events, and earthquakes. The adverse impacts of invasive species will be incorporated into the plan for the first time.

The Hazard Mitigation and Climate Adaptation Plan for Holyoke will continue to make the City eligible for hazard mitigation assistance grants from the Federal Emergency Management Agency (FEMA). Past planning efforts related to climate change can be reviewed at the City’s web site (www.holyoke.org/conservation-municipal-vulnerability-preparedness-in-holyoke/ (<http://www.holyoke.org/conservation-municipal-vulnerability-preparedness-in-holyoke/>)), and the Massachusetts Climate Change Assessment can be viewed at www.mass.gov/info-details/massachusetts-climate-change-assessment (<http://www.mass.gov/info-details/massachusetts-climate-change-assessment>).

People living and working in Holyoke will have several opportunities to provide input to the planning process. An internet-based survey has been developed and can be accessed at <https://arcg.is/Oireb> (<https://arcg.is/Oireb>).

A public information session is scheduled for early October. The meeting will be held at the Holyoke Public Library (250 Chestnut Street, Holyoke) at 7:00 PM on October 9, 2024. The Holyoke Public Library is located on the PVRTA bus routes P20, P21, P21E, B23, R24, X90.

Please contact the City's office of Conservation and Sustainability with any questions about the process. Contact information is available at www.holyoke.org/departments/conservation/ (<http://www.holyoke.org/departments/conservation/>).

Stay tuned for information about a public workshop later in the autumn for additional opportunities for engagement.

PUBLIC WORKSHOP

CITY OF HOLYOKE

HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN



LEARN ABOUT NATURAL HAZARD AND CLIMATE ADAPTATION PLANNING IN YOUR COMMUNITY!

Join the City of Holyoke for the first Natural Hazard Mitigation and Climate Adaptation Plan Update public workshop!

Hazards such as floods, wind storms, and heat waves do not affect people equally. Have you experienced loss or disruption from natural hazards and climate change? We would like to hear from you. Your input will be used to update the Hazard Mitigation and Climate Adaptation Plan.



PHOTO: CITY OF HOLYOKE

WHAT YOU WILL LEARN:

- Natural hazards that Holyoke is vulnerable to
- How these might impact the City
- What the City has done, and can do, to protect people and places

WHAT YOU WILL DO:

- Provides details on how you may have been impacted
- Share thoughts on how the City can prepare
- Identify vulnerable populations and assets

WORKSHOP DETAILS



OCTOBER 9, 2024 – 7 TO 8PM

AT HOLYOKE PUBLIC LIBRARY, 250 CHESTNUT ST, HOLYOKE, MA 01040

Recent news

Acting Commissioner Johnston announces provisional exit from receivership for HPS (<https://www.holyoke.org/acting-commissioner-johnston-announces-provisional-exit-from-receivership-for-hps/>).

Posted on October 29, 2024

Holyoke Police Chief Search Extended and October 30 Final Interview Session Postponed (<https://www.holyoke.org/holyoke-police-chief-search-extended-and-october-30-final-interview-session-postponed/>).

Posted on October 26, 2024

Holyoke unveils “Graffiti Eater” to combat Graffiti in the City. (<https://www.holyoke.org/holyoke-unveils-graffiti-eater-to-combat-graffiti-in-the-city/>).

Posted on October 17, 2024

Holyoke reminds liquor license holders to file for renewal (<https://www.holyoke.org/holyoke-reminds-liquor-license-holders-to-file-for-renewal/>).

Posted on October 17, 2024

Candidates for Holyoke Police Chief to be interviewed in public – POSTPONED (<https://www.holyoke.org/candidates-for-holyoke-police-chief-to-be-interviewed-in-public/>).

Posted on October 17, 2024

[All news » \(/news\)](#)

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[Accessibility \(https://www.holyoke.org/accessibility-statement/\)](https://www.holyoke.org/accessibility-statement/)

[Feedback \(https://www.holyoke.org/feedback/\)](https://www.holyoke.org/feedback/)

[Employment Opportunities \(https://www.holyoke.org/personnel-employment-opportunities/\)](https://www.holyoke.org/personnel-employment-opportunities/)

City of Holyoke

536 Dwight Street

Holyoke, MA 01040

Phone: (413) 322-5510

Hours: 8:30am – 4:30pm

Monday – Friday

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Natural Hazards and Climate Change



Hazards such as floods, wind storms, and heat waves do not affect people equally. Some of our family, friends, and neighbors may be displaced, lose their belongings, or become ill due to these events. Have you experienced loss or disruption from natural hazards and climate change? We would like to hear from you. Your input will be used to update the Hazard Mitigation and Climate Adaptation Plan. Contact us at www.holyoke.org/departments/conservation/.



Desastres naturales y el cambio climático



Los desastres naturales como las inundaciones, tormentas y olas de calor afectan a nuestras comunidades de manera desigual. Algunos de nuestros familiares, amigos y vecinos podrían ser desplazados de sus hogares, perder sus pertenencias, y correr riesgo de enfermedad ante estos eventos. ¿Has pasado por una pérdida o interrupción como esta debido a los desastres naturales y el cambio climático? De ser así, nos gustaría saber al respecto. Tu opinión y experiencia podrían ayudar a revisar el Plan de Mitigación de Desastres Naturales y Adaptación Climática. Contáctanos a través de www.holyoke.org/departments/conservation/.



HAZARD MITIGATION PLAN UPDATE

A New Hazard Mitigation and Climate Adaptation Plan (HMCAP) for Holyoke



Public Information Session
October 29, 2024

RESILIENT
Land & Water

1



What is a Hazard Mitigation and Climate Adaptation plan?



Natural Hazards and Climate Impacts
Facing the City



Mitigation and Adaptation Strategies
and Actions



Methods to Provide Input



Open Discussion

Agenda

2

discussion

your input

strategies & actions

Hazards & climate

What is a Natural Hazard?

- An extreme natural event that poses a risk to people, infrastructure, and resources.



What is Hazard Mitigation?

- Actions we take now that reduce or eliminate long-term risk to people, property, and resources from natural hazards and their effects.



?

what is it

3

discussion

your input

strategies & actions

Hazards & climate

Climate Adaptation

- Adjusting social, ecological, infrastructural, or economic systems to respond to, and manage, risks from climate change



Climate Adaptation Plan

- A plan that describes actions for adapting to the effects of climate change
- Not the same as a “climate action plan,” which describes reducing carbon emissions

?

what is it



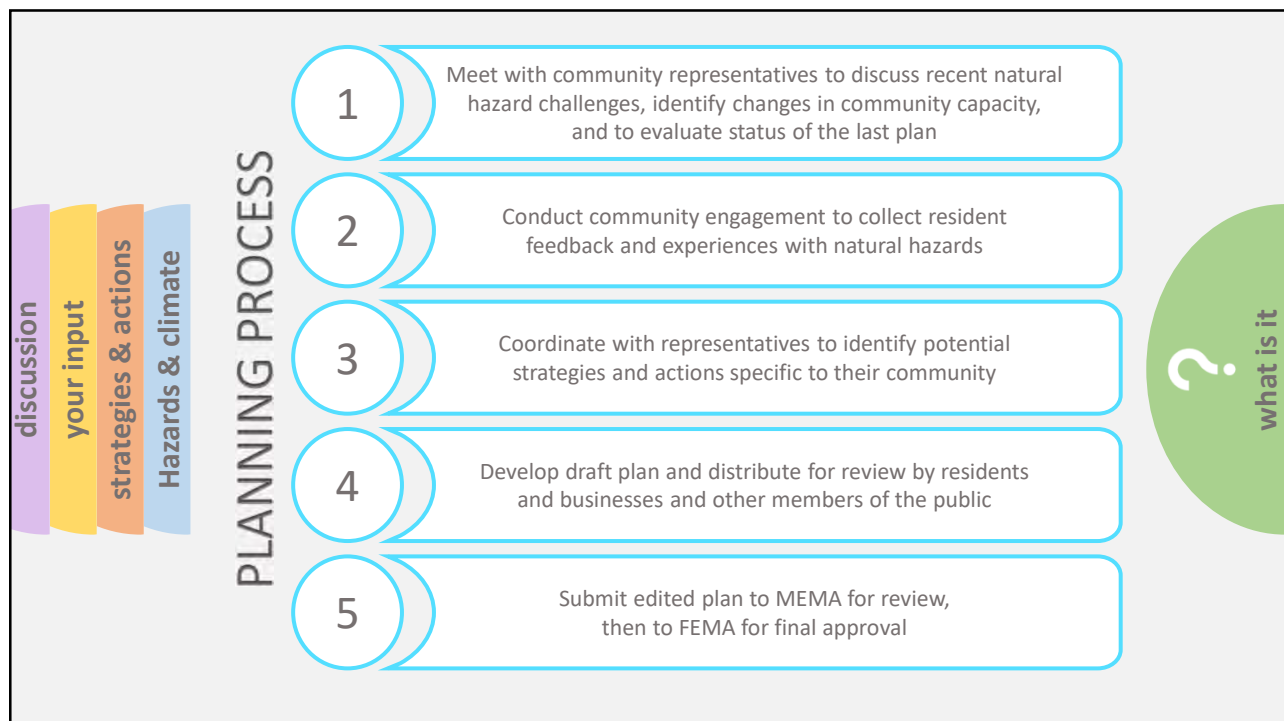
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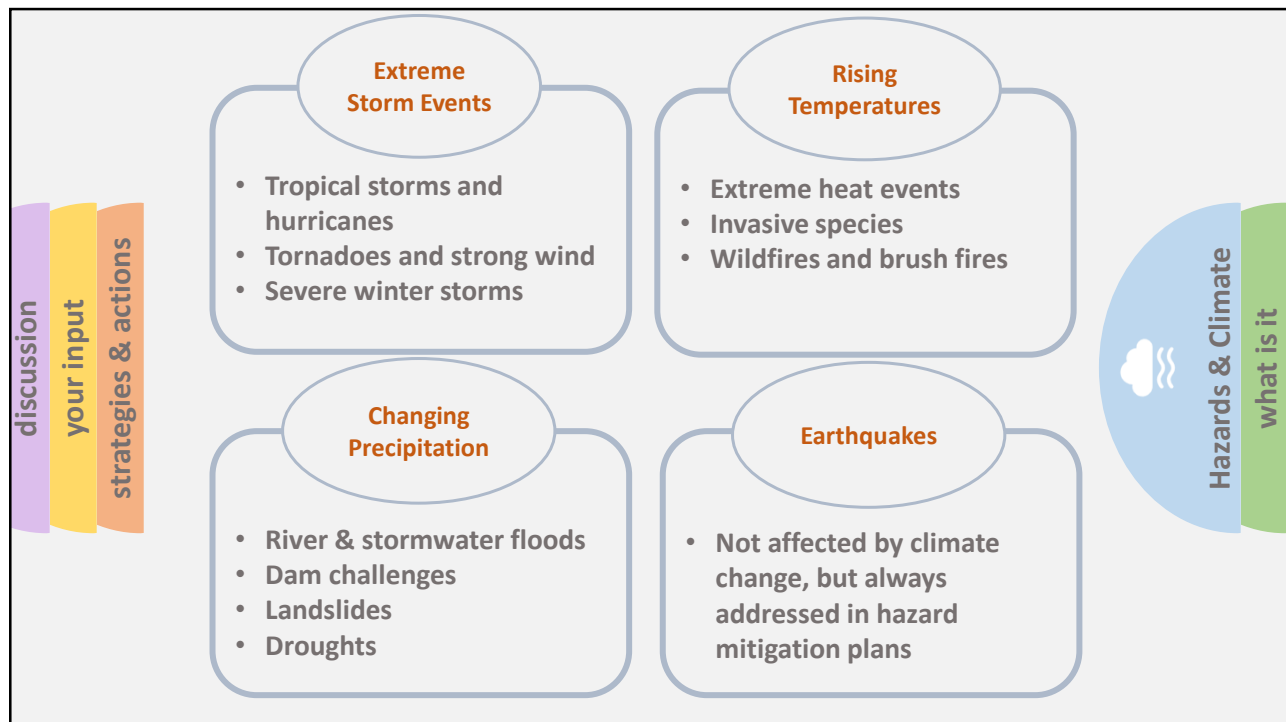
Page 431 of 873



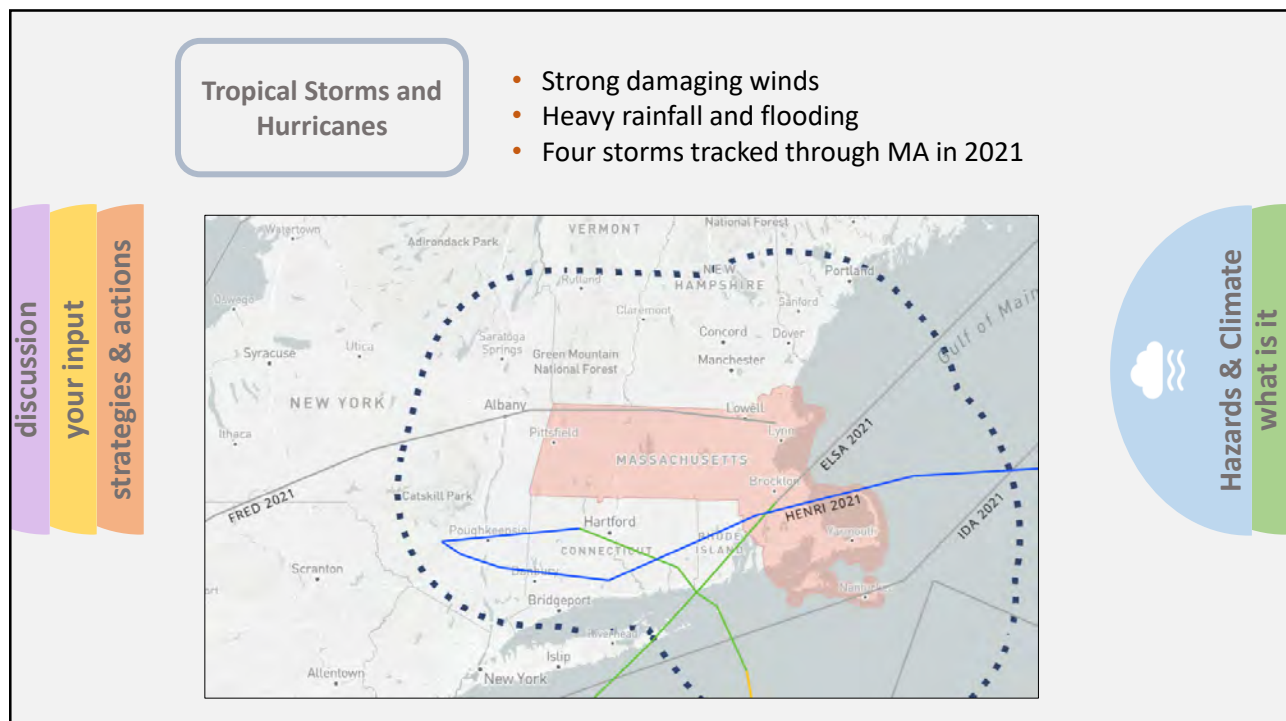
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6



7



8

discussion

your input

strategies & actions

Tornadoes and High Wind Events

Hazards & Climate

what is it

- Tornadoes, straight line winds, macrobursts, and microbursts damage property, cause power outages, and block emergency access.
- Trees and wires down on cars and houses reported in at least 40 separate events in Holyoke from 2015 through 2024.
- Nickel sized hail in the City in 2016 and 2023; dime size hail in the City in 2019.



Image courtesy of Masslive.com

9

discussion

your input

strategies & actions

Severe Winter Storms

Hazards & Climate

what is it

- Minor impacts to major disruptions can occur
- Past storms have resulted in collapsed roofs and several feet of snowfall
- Holyoke Mall was affected in 2011

NEWS

Snow causes roof problems at Springfield's MassMutual Center, Holyoke Mall, others

Published: Feb. 07, 2011, 2:44 a.m.



Masslive.com

10

discussion
your input
strategies & actions

River and Stormwater Floods

- River floods occur when floodwaters overflow from streams and rivers.
- Stormwater causes flooded when it cannot be drained or managed during heavy rains.

Hazards & Climate
what is it

- Canal System, Broad Brook, Connecticut River, Tannery Brook, and Green Brook have been noted as having flood risk.
- Numerous flood events listed in federal databases for the last ten years. Streets included Appleton, Cabot underpass, Canal, Commercial, Lyman, Sargeant, Saint Jerome Ave, and the exit to Main St. from I-391.
- Other roads listed in the previous HMP included Fairmont St, Green Ln, Jackson St, Longfellow Dr, Mosier St, Skyview St, Southampton Rd, and West Franklin St



11

discussion
your input
strategies & actions

Dam Challenges

- Severe rain events can lead to flooding that exceeds spillways and causes overtopping.
- Overtopping, excess seepage, and erosion can lead to dam failure.

Hazards & Climate
what is it

- The 13 dams in Holyoke range from low to high hazard, and are owned by the City Water Department, HG&E, MA DCR, and others.
- The City's flood protection system along the Connecticut River is not a dam but it can hold back water like a dam.



Lake Bray Dam

12

discussion

your input

strategies & actions

Landslides

- High groundwater, erosion, and/or floods can lead to landslides.
- Landslides are not common in Holyoke.

discussion

your input

strategies & actions

discussion

your input

strategies & actions

discussion

your input

strategies & actions

Droughts

- Recent extended drought was 2015-2017.
- Flashy droughts have occurred in 2020 and 2022.
- Even Fall 2024 has been “abnormally dry.”
- Holyoke is believed relatively resilient.

discussion

your input

strategies & actions

discussion

your input

strategies & actions

discussion

your input

strategies & actions

Landslides

- High groundwater, erosion, and/or floods can lead to landslides.
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discussion

your input

strategies & actions

discussion

your input

strategies & actions

discussion

your input

strategies & actions

Droughts

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discussion

your input

strategies & actions

discussion

your input

strategies & actions

discussion
your input
strategies & actions

Wildfires and Brush Fires

- Wildfires and brush fires are relatively small.
- Previous HMP notes risks along railroad tracks.
- Emerging risks associated with people making small fires in areas they are residing.

Hazards & Climate
what is it

Fire at abandoned Mount Tom ski resort remains under investigation; area popular with hikers

Updated: Feb. 24, 2020, 1:52 p.m. | Published: Feb. 24, 2020, 9:39 a.m.



HAMPDEN COUNTY
Main Street in Holyoke back open after a brush fire

Posted: May 28, 2023 / 09:11 PM EDT
Updated: May 29, 2023 / 05:10 AM EDT

SHARE [f](#) [x](#) [in](#) [e](#)

HOLYOKE, Mass. (WWLP) – Drivers were asked to avoid a section of downtown Holyoke Sunday evening as crews put out a brush fire.

15

discussion
your input
strategies & actions

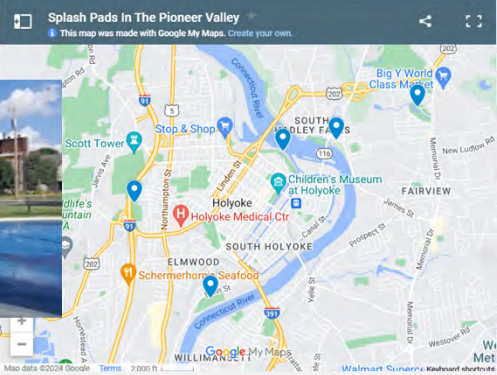
Extreme Heat Events

- Extreme heat events can lead to severe public health impacts to residents and outdoor workers.
- The City has several shelters and cooling centers.
- Excessive use of air conditions can put strain on HG&E.

Hazards & Climate
what is it



Splash Pads In The Pioneer Valley



16

discussion
your input
strategies & actions

Invasive Species

- Invasive insects include spotted lanternfly and the emerald ash borer.
- Invasive plants include knotweed.
- Invasive aquatic plants include water chestnut.

Hazards & Climate
what is it

What is Water Chestnut?

The water chestnut is a rooted, floating aquatic plant. It is an annual plant not native to the United States, categorized as an invasive species in the Connecticut River Watershed. It is fast growing and quickly reproducing. If left unattended it will easily cover an entire waterbody.

If it is not native, how did it get here?

European water chestnut has not always lived in the United States. The water chestnut is a resident of the Old World, native to Northeast Asia, Southeast Asia, Western Europe, and Western Africa. In 1877, the species *Trapa natans* was introduced to the United States from Europe (as suggested by its name) at the Cambridge Botanical Garden at Harvard University (Sculthorpe, 1967; Oliver, 1871; Voroshilov, 1982). It was planted in Collins Lake, MA and other ponds in Massachusetts. In 1879 the plant escaped the cultivated areas and started growing in the Charles River. Since then it has continued to spread all along the east coast as far south as Virginia and Kentucky, as far north as Quebec, invading the Hudson River and, of course, the Connecticut River. Without removal it has the capacity to spread farther.

What does water chestnut look like?

Water chestnut plants its root at the bottom of the river, while their leaves float on the water surface. It has rosettes of leaves that float on the surface of the water that appear to be radiating from a central point. The leaves are triangular or slightly diamond shaped, toothed on two sides and connected to the stem by a long, flexible submerged stalk. Submerged leaves are feathery. The stem can grow up to 4.6m long, allowing them to colonize a wide-range of freshwater habitats — from shallows to deep waters. Plants typically bloom in July. The tiny, white, four-petaled flowers produce characteristic horned seeds.




17

discussion
your input
strategies & actions

Earthquakes

- Residents in Holyoke felt the spring 2024 earthquake in New Jersey.
- While extreme damage is not anticipated during future earthquakes, the risks to critical facilities and infrastructure are important to consider.

Hazards & Climate
what is it



NORTHEAST EARTHQUAKE

EARTHQUAKE RATTLES PARTS OF WESTERN MASS

Westernmassnews.com

18

discussion
your input
strategies & actions

Think about your home, workplace, or favorite places in Holyoke.

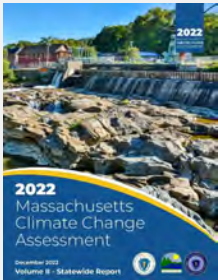
- Which natural hazards are you most concerned about?
- Have any natural hazards affected you?

Hazards & Climate
what is it



19

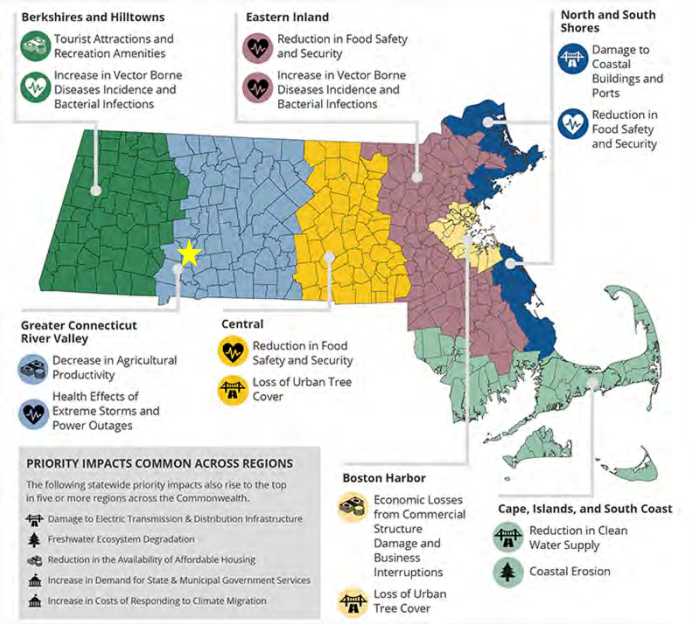
discussion
your input
strategies & actions



2022 Massachusetts Climate Change Assessment

December 2022
Volume II: Statewide Report

Hazards & Climate
what is it



Berkshires and Hilltowns

- Tourist Attractions and Recreation Amenities
- Increase in Vector Borne Diseases Incidence and Bacterial Infections

Eastern Inland

- Reduction in Food Safety and Security
- Increase in Vector Borne Diseases Incidence and Bacterial Infections

North and South Shores

- Damage to Coastal Buildings and Ports
- Reduction in Food Safety and Security

Greater Connecticut River Valley

- Decrease in Agricultural Productivity
- Health Effects of Extreme Storms and Power Outages

Central

- Reduction in Food Safety and Security
- Loss of Urban Tree Cover

Boston Harbor

- Economic Losses from Commercial Structure Damage and Business Interruptions
- Loss of Urban Tree Cover

PRIORITY IMPACTS COMMON ACROSS REGIONS

The following statewide priority impacts also rise to the top in five or more regions across the Commonwealth.

- Damage to Electric Transmission & Distribution Infrastructure
- Freshwater Ecosystem Degradation
- Reduction in the Availability of Affordable Housing
- Increase in Demand for State & Municipal Government Services
- Increase in Costs of Responding to Climate Migration

Cape, Islands, and South Coast

- Reduction in Clean Water Supply
- Coastal Erosion

20

discussion
your input
strategies & actions

Direct and Indirect Impacts

- **Rising Temperatures** – Longer and more frequent heat waves; less respite from heat at night
- **Changing Precipitation** – Flashy droughts and more intense rainfall causing floods, washouts, and dam risks
- **Severe Storms** – More intense wind and rain events, heavier wet snowfall (though we will have fewer snowy days)
- **Harmful Algal Blooms** – Increasing temperatures will affect internal circulation in lakes and ponds while intense precipitation washes more nutrients into lakes and ponds
- **Invasive Species** – Conditions favorable for species shifting northward, changing forests and aquatic ecosystems like the Connecticut River
- **Wildfires** – Potentially more risk during dry spring and flashy drought conditions

Hazards & Climate
what is it

21

discussion
your input
strategies & actions

Impacts by “Sector”

Sector	Top Impacts per Sector	Causes or Details
Human	Health effects of extreme storms and power outages	Including injuries, food safety, and medical device failure
	Reduction in food safety and security	Causes are production and supply chain issues as well as spoilage during outages
Infrastructure	Damage to electric transmission and distribution	From heat stress and extreme storms
	Damage to buildings	Causes are heavy rainfall and overwhelmed drainage
Natural Environment	Freshwater ecosystem degradation	Causes are warming waters, drought, and runoff
	Forest health degradation	Causes are warming temperatures, changing precipitation, wildfire frequency, and increasing pests
	Shifting distribution of native and invasive species	Changing conditions will favor some species
Governance	Increase in costs of responding to climate migration	Includes planning for abrupt increases in local populations
	Reduction in State and municipal revenues	Causes may include reduced property tax base due to floods
Economy	Decrease in agricultural productivity	Causes are crop yield impacts from precipitation patterns, extreme weather, and pests
	Reduction in availability of affordably priced housing	Causes are direct damage (floods) and scarcity caused by demand

Hazards & Climate
what is it

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Think about your home, workplace, or favorite places in Holyoke.

- Which climate change impacts are you most concerned about?

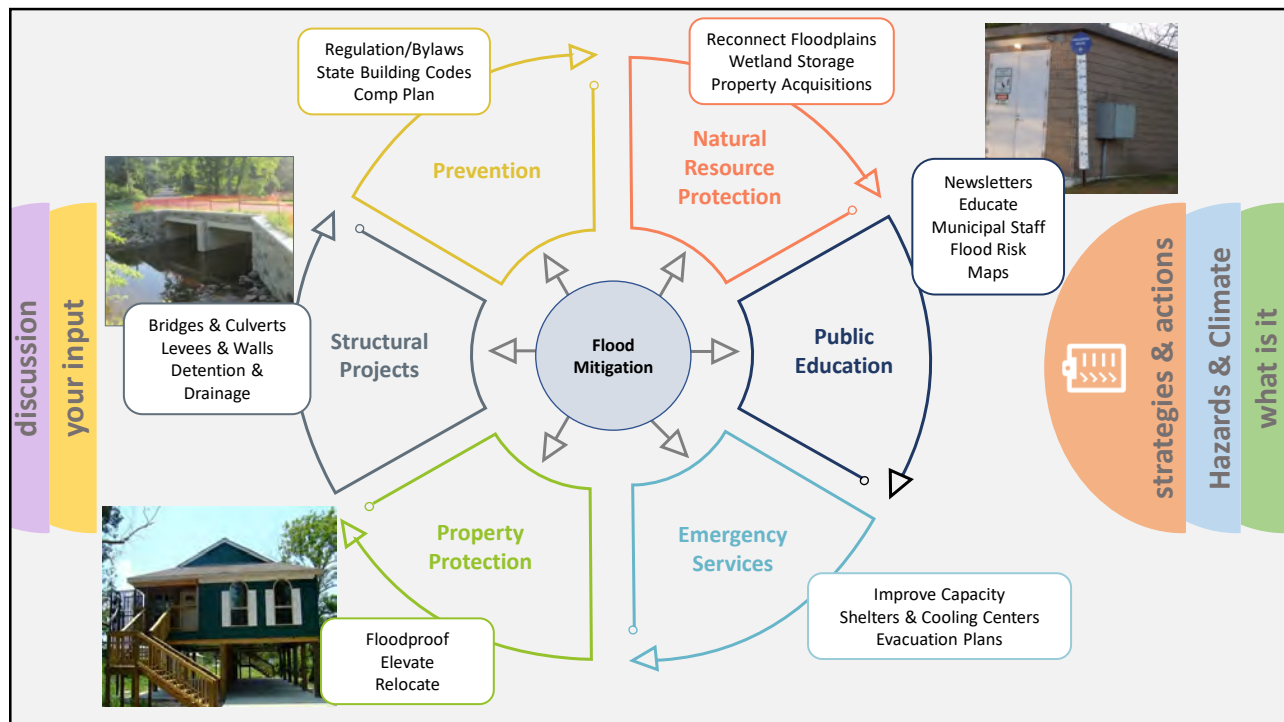
discussion
your input
strategies & actions

Hazards & Climate
what is it

23



24



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What Else?

- Strengthen or reinforce shelters, critical facilities, cooling centers
- Create backup shelters and cooling centers
- Microgrids and standby power (generators)
- Bury or “harden” overhead power line
- Storm shutters for windows and doors
- Enhance fire suppression capabilities with dry hydrants, expanded water systems, etc.
- Bracing systems and equipment backups for potential earthquake damage

Hurricane Shutters

Dry Hydrants

discussion
your input

strategies & actions
Hazards & Climate
what is it

26

discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City:

The Flood Protection System

- Developed decades ago in response to historic flooding along the Connecticut River
- Maintenance is needed to keep it in good condition



strategies & actions

Hazards & Climate

what is it

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discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City:

Resilient Buildings

- Completed in 2013
- Has standby power (a generator) to enable operations during power outages



strategies & actions

Hazards & Climate

what is it

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discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City:

Green infrastructure for “The Secret Stream” or “La Corriente Secreta”

- Will identify and design green infrastructure in the Day Brook watershed
- Planning and design in 2024-2025



strategies & actions

Hazards & Climate

what is it



View of Day Brook at Community Field Park



Front parking lot at high school – Day Brook is under this!

29

discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City:

Green infrastructure for “The Secret Stream” or “La Corriente Secreta”

- Will identify and design green infrastructure in the Day Brook watershed
- Planning and design in 2024-2025



strategies & actions

Hazards & Climate

what is it



CONNECTING THE SECRET STREAM

A CONCEPTUAL PLAN FOR EXPANDING THE GREEN INFRASTRUCTURE NETWORK IN HOLYOKE'S DAY BROOK WATERSHED



Examples of Green Infrastructure Features

30

discussion

your input

What should Holyoke do to reduce property damage and help people during natural disasters?

- More flood protection systems to stop water?
- New green infrastructure to avoid and reduce stormwater flooding?
- Keep people out of flooding underpasses?
- New cooling centers and shelters?
- A generator for your grocery store?



strategies & actions

Hazards & Climate

what is it



31

discussion

your input

What should Holyoke do to reduce the negative impacts of climate change?

- Expand options for keeping cool?
- Improve food security and choices?
- Improve community health?
- Make forests stronger?
- Eliminate invasive species?
- Reduce sewer overflows into Connecticut River?
- A generator for your favorite grocery store?



strategies & actions

Hazards & Climate

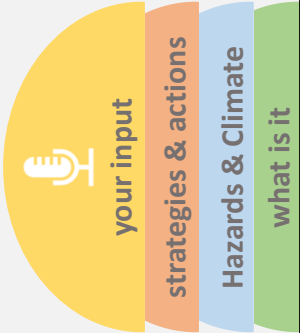
what is it

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Public Survey on Natural Hazards and Climate Change
<https://arcg.is/Oireb>

Provide comments to City staff directly
www.holyoke.org/departments/conservation

discussion



33



What questions, comments, or thoughts do you have?



34



- Collect survey responses and feedback from the community
- Work to develop strategies and actions
- Distribute drafts of the plan for review
- Public meeting to present draft plan in November/December 2024
- Submit for State and FEMA approval

What's Next

60°

SIGN UP

WATCH NOW

WEATHER ALERT

Frost Advisory: Northern Berkshire County, Southern Berkshire County

1 MORE ALERTS



HAMPDEN COUNTY

Holyoke looks to update natural hazards mitigation plan

by: [Kayleigh Thomas](#)
Posted: Oct 9, 2024 / 10:45 PM EDT
Updated: Oct 10, 2024 / 09:49 AM EDT

SHARE    

HOLYOKE, Mass. (WWLP) – The City of Holyoke held their first of three listening sessions Wednesday night, it’s a way for the public to learn how they plan on updating their natural hazards mitigation plan.

This would be the first time the city has updated its plan since 2016. Climate change will be incorporated into a “Haz  Mitigation and Climate

“We’re living in a region where the climate is changing very rapidly, even more so than in other places in the globe,” said Holyoke Director of Conversation and Sustainability, Yoni Glogower. “So we have to be prepared for more extreme weather events and invasive species and other changes that might be more intense than what we’re used to in the past.”

This plan will continue to make the City eligible for hazard mitigation assistance grants from the Federal Emergency Management Agency.

LOCAL NEWS HEADLINES

- ▶ **Berkshire man conned after computer pop-up scheme**
- **UMassFive winter coat and clothing drive accepting donations**
- **Free tech centers at Home City locations in Springfield**
- **Garage fire disrupts power on Washington Ave in Holyoke**

WWLP-22News, an NBC affiliate, began broadcasting in March 1953 to provide local news, network, syndicated, and local programming to western Massachusetts. Watch the [22News Digital Edition](#) weekdays at 4 p.m. on WWLP.com.

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Siblings wanted in connection with West Springfield homicide arrested after police pursuit



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Meeting Minutes

City of Holyoke Hazard Mitigation Plan Update

Public Information Meeting

Date: October 9, 2024

Time: 7:00 to 8:00 pm

Location: In Person

David Murphy	Resilient Land and Water
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update

Two members of the public attended, along with a reporter and camera operator from WWLP.

David presented a set of slides about natural hazards and climate change, ending with a review of potential types of actions as well as hazard mitigation successes in Holyoke. Mentimeter was available as a platform for providing input, but attendees determined that a verbal discussion was appropriate.

For the first question (specific to natural hazards), attendees cited flooding, severe wind, and tree damage as the hazards of most concern. For the second question (specific to climate impacts), flooding remained a top concern; however, tickborne and mosquito-borne illnesses were raised as a topic. David noted that the structure of the first two questions was geared toward determining whether people's concerns related to climate-driven impacts would be the same as their concerns related to natural hazards, as they overlap. This appeared to be somewhat true, as flooding was the main concern for both.

For the third question, battery storage was suggested as a way to advance community resilience to hazards. Specifically, one major power storage facility per neighborhood or ward could help make them more resilient to outages. For the fourth question, stronger social networks were suggested. One attendee noted that many Holyoke residents had already experienced significant natural hazards, such as Hurricane Maria in PR as well as local events.

For the fifth question (the three sliding scales), attendees chose the midpoint for each question. Specifically, the community has some resources for addressing natural hazards, the community has some resources for addressing climate change, and people generally knew where to get some information.

An open discussion followed. Potential hazard mitigation and climate adaptation actions should include those mentioned above (battery storage systems and social network improvements) plus:

- Stormwater system improvements and drainage improvements
- Green infrastructure
- DPW projects
- Wastewater treatment plant improvements and upgrades

- Power generation at the wastewater treatment plant, which is more in the category of climate action
- Sewer separation (on ongoing effort in Holyoke)

Attendees discussed the Day Brook watershed and the logistics and costs related to stream daylighting. In the short term, green infrastructure is the most feasible method of reducing the need for the stream's conduits to handle intense precipitation events.

A resident asked about public involvement in the implementation of strategies and actions, and a brief discussion ensued. Opportunities may be available depending on the nature of the project.



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WESTERN MASSACHUSETTS

Mitigation plan helps Holyoke adapt with climate changes

Updated: Oct. 24, 2024, 6:09 p.m. | Published: Oct. 24, 2024, 6:00 p.m.



Wanda Rivera of Holyoke clears snow from her windshield along South Canal Street in her hometown. (Don Treeger / The Republican) 2/28/2023



By [Aprell May Munford | AMunford@repub.com](mailto:AMunford@repub.com)

HOLYOKE — The city of Holyoke is continuing to solicit residents' feedback as it crafts an updated hazard mitigation plan.

The new plan will outline the challenges associated with climate change, actions aimed at reducing losses of property and life — and for the first time — the adverse effects of invasive species.

Holyoke has experienced several extreme weather events over the last few years, such as heat and flooding, highlighting the need to update its mitigation plan every five years to keep up with changes.

Residents are invited to share their ideas on hazard mitigation priorities through the end of November by emailing [Yoni Glogower](#), director of Holyoke's Department of Conservation and Sustainability.

The community is also invited to participate in a workshop on Oct. 29th, at 7 p.m. at the OneHolyoke Flats Community Building, 43 N Canal Street.

A draft of the plan will be unveiled at a community meeting in December for final input. The ultimate plan will be submitted to Federal Emergency Management Agency in January 2025.

Holyoke spans roughly 12,000 acres of land and has about 12 miles of riverfront along the Connecticut River, making flooding a major concern.

"We are also seeing evidence of more localized flooding in residential areas and adjacent to other waterways in the city," Glogower said.

With hundreds of acres of forests and wetlands, the city also is also taking a deeper look at invasive plant nuisances such as European water chestnut, which is prevalent in parts of the Connecticut River and the canal system.

Insects like the emerald ash borer and spotted lanternfly threaten trees in the urban and forested areas and deserve special attention from a hazard mitigation perspective, Glogower added.

Extreme heat events Glogower said are growing more intense and longer in duration. Those heat events have severe health impacts that are not as easily quantified as physical damage from storms or earthquakes, he said.

As a key strategy, the city is focusing on preventing the loss of life by opening cooling centers that are operational during power outages, along with expanding green infrastructure and urban tree canopy to reduce heat exposure, Glogower said.

“The present update process for our hazard and climate mitigation plan is directly concerned with understanding the impacts of these hazards and projects that could reduce their impact in the future,” he said.

The hazard mitigation plan renews the city’s qualifications for risk mitigation assistance grants from FEMA. Past [climate change planning efforts](#) can be reviewed on the city’s website.

MORE WESTERN MASS. CONTENT

Trouble voting at the polls? These nonpartisan groups want to help

Voices that go unheard on Election Day weaken our system (The Republican Editorials)

Springfield honors 2 U.S. Army vets as parade marshal and veteran of year

At 102, this Holyoke resident’s faith in democracy stands test of time

Western Mass News cuts back

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Around the Web

Tulsa-Pro: Advanced Prostate Care Without Incisions or Radiation

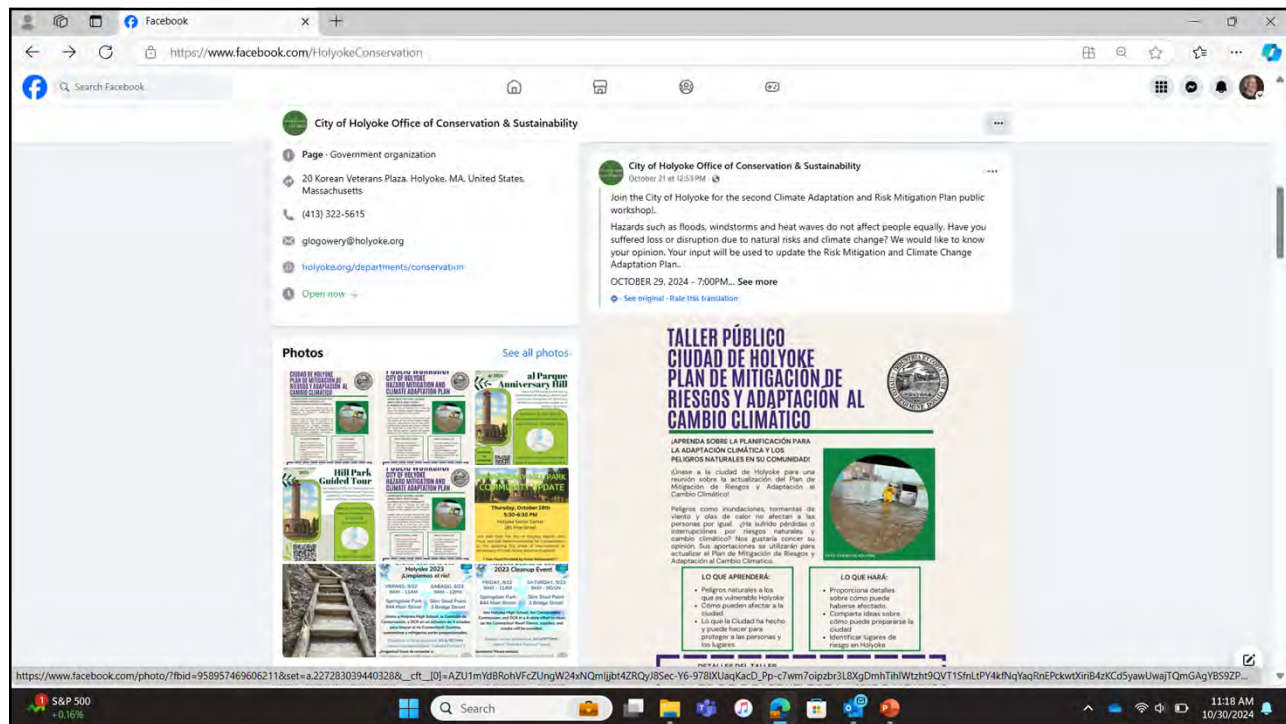
Putting off prostate treatment because you're concerned about side-effects? A new revolutionary incision-free treatment is changing everything.

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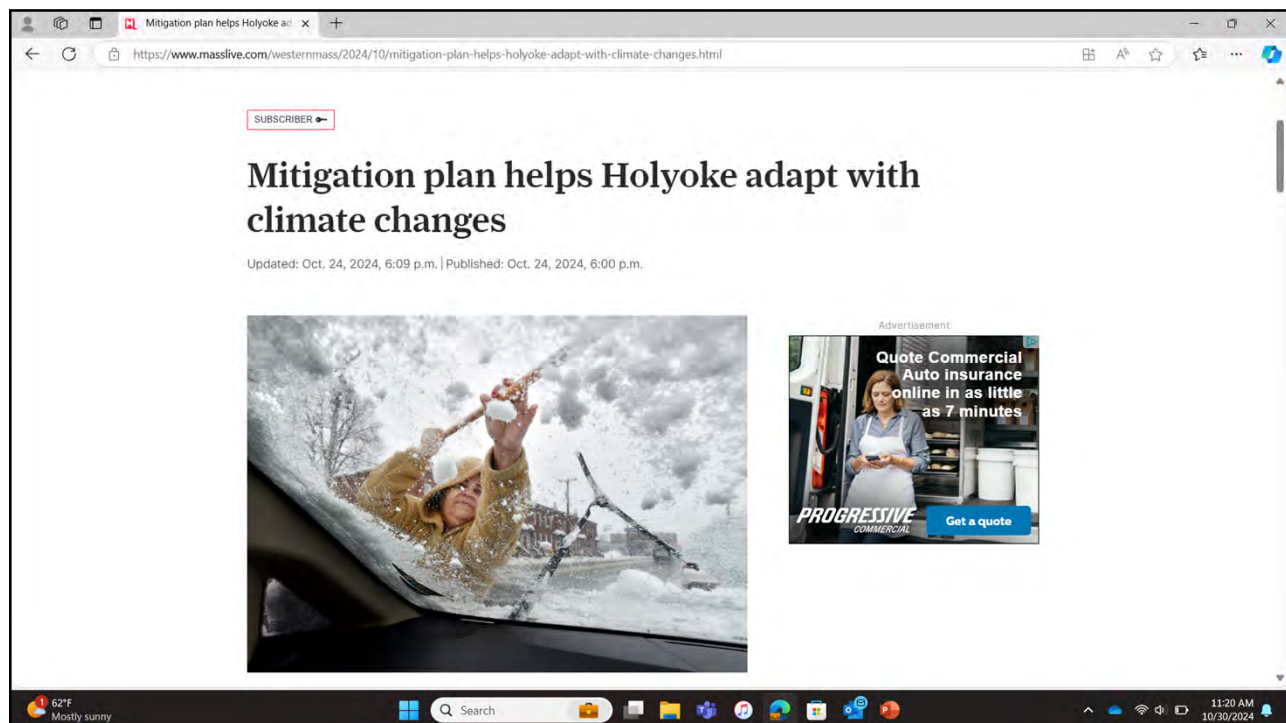
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11



12

PUBLIC WORKSHOP

CITY OF HOLYOKE

HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN



LEARN ABOUT NATURAL HAZARD AND CLIMATE ADAPTATION PLANNING IN YOUR COMMUNITY!

Join the City of Holyoke for a meeting about the Natural Hazard Mitigation and Climate Adaptation Plan Update!

Hazards such as floods, wind storms, and heat waves do not affect people equally. Have you experienced loss or disruption from natural hazards and climate change? We would like to hear from you. Your input will be used to update the Hazard Mitigation and Climate Adaptation Plan.

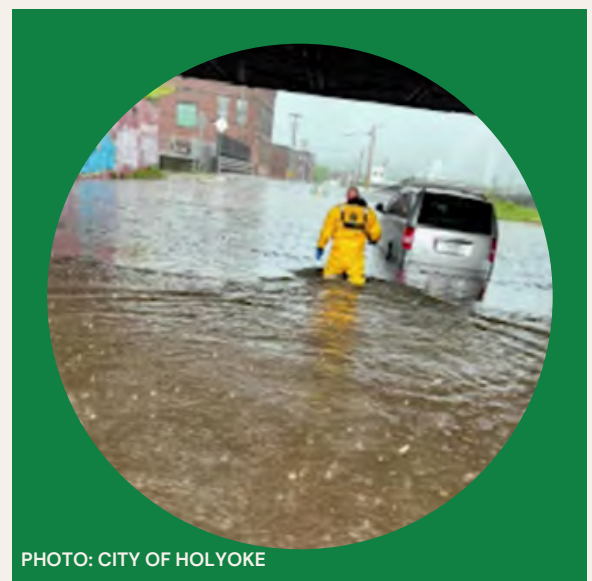


PHOTO: CITY OF HOLYOKE

WHAT YOU WILL LEARN:

- Natural hazards that Holyoke is vulnerable to
- How these might impact the City
- What the City has done, and can do, to protect people and places

WHAT YOU WILL DO:

- Provides details on how you may have been impacted
- Share thoughts on how the City can prepare
- Identify locations at risk in Holyoke

WORKSHOP DETAILS



OCTOBER 29, 2024 – 7 PM

At OneHolyoke, 70 Lyman St, Holyoke, MA 01040

LIGHT REFRESHMENTS WILL BE SERVED

Meeting Minutes

City of Holyoke Hazard Mitigation Plan Update

Public Information Meeting

Date: October 29, 2024

Time: 7:00 to 8:00 pm

Location: In Person

David Murphy	Resilient Land and Water
Mayra Rodriguez Gonzalez	Resilient Land and Water
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update
Maggie Herlihy	Conservation and Sustainability

Three members of the public attended.

David and Mayra presented a set of slides about natural hazards and climate change, ending with a review of potential types of actions as well as hazard mitigation successes in Holyoke. During the presentation, an attendee asked for clarification about the definition of a flashy drought.

During the prompts about hazards and climate-related risks of concern, the following comments were offered:

- Extreme heat (sometimes with oppressive humidity) is a concern. Many City residents are renters, and do not have many options for addressing extreme heat (such as air conditioning or energy efficiency).
- Severe wind is a concern. Damage has included tree limbs on power lines, a wind storm that damaged the roof of an apartment complex in the Flats, and power outages during winter storms.
- Severe storms may lead to water getting into/through aged roofs, which can lead to mold health risks.
- Speculative real estate is reportedly affecting home prices in Holyoke. People need funding assistance for housing upgrades. Climate refugees may be coming in the future, and the City needs to be ready.
- Poor air quality and ground level ozone are secondary impacts of concern. Health impacts to children and vulnerable populations is a serious challenge.
- Wildfires outside Holyoke are a concern, as they lead to poor air quality.
- When underpasses are flooded, few alternatives are available for egress. Sometimes the alternatives involve crossing or getting around the canals, which also have flood risks.

During the prompts about potential solutions, the following comments were offered:

- Warming and cooling centers
- Generators for places that people gather such as schools, grocery stores, and community facilities
- Green infrastructure – especially because of the co-benefits (heat, flooding, and air quality)

- Food security and urban agriculture
- Covered bus stops to reduce heat exposure
 - A discussion revealed that PVTA sometimes prefers to leave them open because a shade structure increases the tendency for unhoused people to use bus stops for shelter
- Addressing combined sewer overflows
- Addressing tick and mosquito-borne diseases without using more pesticides
- Urban forestry initiatives
 - A discussion proceeded about maintenance costs and responsibilities related to urban forestry

January 7, 2025

Johanna Stacy, Senior Planner
jstacy@easthamptonma.gov
Town of Easthampton
50 Payson Avenue
Easthampton, MA 01027

Jay Vinskey, Assistant Director of
Planning & Development
j.vinskey@cityofwestfield.org
City of Westfield
City Hall - Room 300
59 Court Street
Westfield, MA 01085

Lee M. Pouliot, Director, AICP, ASLA
lpouliot@chicopeema.gov
City of Chicopee
17 Springfield Street
Chicopee, MA 01013

Ashley Eaton
aeaton@pvpc.org
Pioneer Valley Planning Commission
60 Congress Street, Floor 1
Springfield, MA 01104-3419

Scott Szczebak, Town Administrator
townadministrator@townofsouthampton.org
Town of Southampton
210 College Highway, Suite 7
Southampton, MA 01073

Allyson Manuel, Department Head
Town of West Springfield
amanuel@tows.org
Town of West Springfield
Planning Division
26 Central Street - 2nd Floor
West Springfield, MA 01089

Anne Capra, Director, Planning and Conservation
acapra@southhadley.ma.gov
Town of South Hadley
116 Main Street, Room U6
South Hadley, MA 01075

Re: City of Holyoke Hazard Mitigation and Climate Adaptation Plan

The City of Holyoke is updating its hazard mitigation plan (previously adopted in 2016). The planning process commenced in September 2024, and we plan to forward a draft to the Massachusetts Emergency Management Agency (MEMA) and FEMA in late January 2025. The City welcomes surrounding communities to provide comments on the draft plan or the proposed hazard mitigation and climate adaptation actions. Please contact the undersigned if you would like a copy of the draft plan.

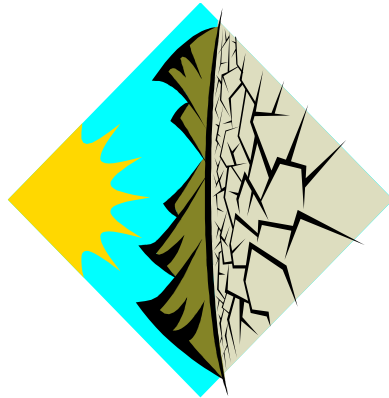
Sincerely,



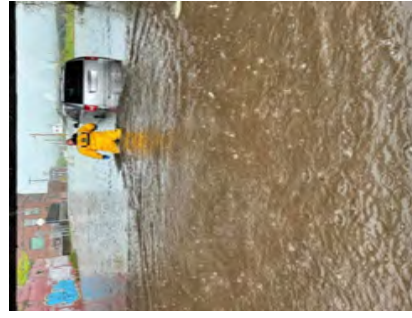
David Murphy, PE, CFM
Principal of Resilient Land And Water
dmurphy@resilientlandandwater.com



Natural Hazards and Climate Change



The City of Holyoke is taking steps to reduce damage and losses from hazards such as floods, wind storms, and heat waves. The draft Hazard Mitigation and Climate Adaptation Plan is available for review at www.holyoke.org/departments/conservation/. A public information meeting will be held on March 26, 2025 to present highlights from the plan. Please provide comments by March 28, 2025.



HAZARD MITIGATION PLAN UPDATE

A New Hazard Mitigation and Climate Adaptation Plan (HMCAP) for Holyoke



Presentation of Draft Plan
March 26, 2025

RESILIENT
Land & Water

1



What is a Hazard Mitigation and Climate Adaptation plan?



Natural Hazards and Climate Impacts
Facing the City



Hazard Mitigation and Adaptation
Strategies and Actions



Methods to Provide Input



Open Discussion

Agenda

2

discussion

your input

strategies & actions

Hazards & climate

What is a Natural Hazard?

- An extreme natural event that poses a risk to people, infrastructure, and resources.



What is Hazard Mitigation?

- Actions we take now that reduce or eliminate long-term risk to people, property, and resources from natural hazards and their effects.



?

what is it

3

discussion

your input

strategies & actions

Hazards & climate

What is Climate Adaptation?

- Adjusting social, ecological, infrastructural, or economic systems to respond to, and manage, risks from climate change



Climate Adaptation Plan

- A plan that describes actions for adapting to the effects of climate change
- Not the same as a “climate action plan,” which describes reducing carbon emissions

?

what is it



4

2

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your input
strategies & actions
Hazards & climate

BENEFITS OF THE PLAN

1. Identifies actions to reduce losses from natural hazards and climate change impacts
2. Help the City apply for Municipal Vulnerability Preparedness (MVP) grants from Massachusetts
3. Makes the City eligible for grants from the Federal Emergency Management Agency (FEMA):
 - Building Resilient Infrastructure and Communities (BRIC)
 - Flood Mitigation Assistance (FMA)
 - Hazard Mitigation Grant Program (HMGP)

what is it

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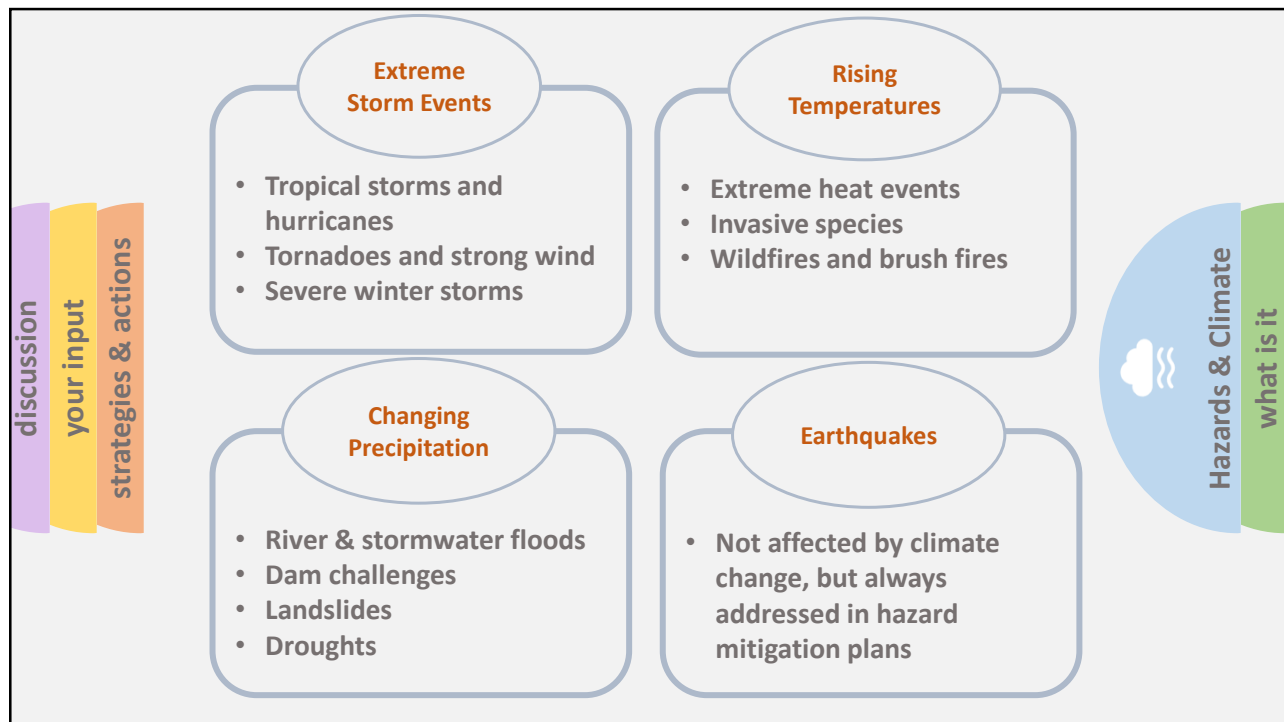
discussion
your input
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PLANNING PROCESS

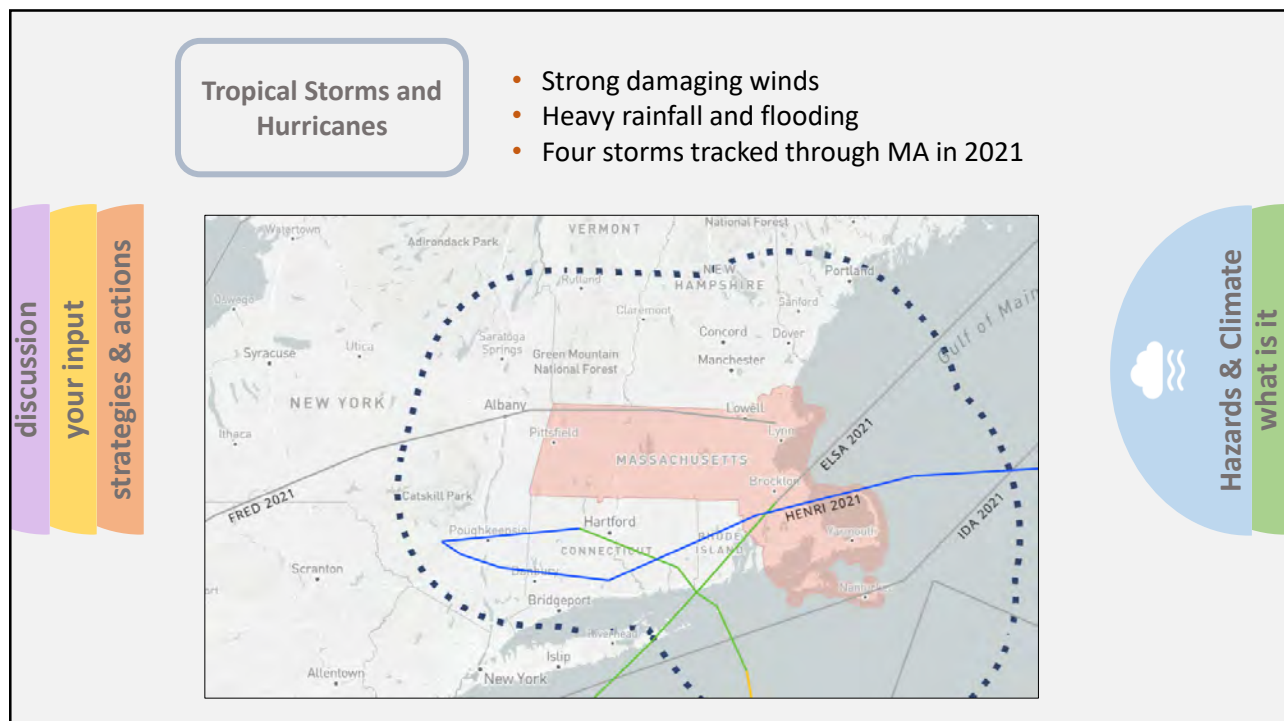
- 1 Met with community representatives to discuss recent natural hazard challenges, identify changes in community capacity, and to evaluate status of the last plan
- 2 Conducted community engagement in fall 2024 to hear about residents' experiences with natural hazards
- 3 Coordinated with City and residents to identify potential strategies and actions specific to reduce risks and losses
- 4 Developed draft plan and distributed for review by City Departments and members of the public
- 5 Will submit plan to the Massachusetts Emergency Management Agency (MEMA) for review, then to FEMA for approval

what is it

6



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discussion

your input

strategies & actions

Tornadoes and High Wind Events

Hazards & Climate

what is it

- Tornadoes, straight line winds, macrobursts, and microbursts damage property, cause power outages, and block emergency access.
- Trees and wires down on cars and houses reported in at least 40 separate events in Holyoke from 2015 through 2024.
- Nickel sized hail in the City in 2016 and 2023; dime size hail in the City in 2019.



Image courtesy of Masslive.com

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discussion

your input

strategies & actions

Severe Winter Storms

Hazards & Climate

what is it

- Minor impacts to major disruptions can occur
- Past storms have resulted in collapsed roofs and several feet of snowfall
- Holyoke Mall was affected in 2011

NEWS

Snow causes roof problems at Springfield's MassMutual Center, Holyoke Mall, others

Published: Feb. 07, 2011, 2:44 a.m.



Masslive.com

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discussion

your input

strategies & actions

River and Stormwater Floods

- River floods occur when floodwaters overflow from streams and rivers.
- Stormwater causes flooded when it cannot be drained or managed during heavy rains.

- Canal System, Broad Brook, Connecticut River, Tannery Brook, and Green Brook have been noted as having flood risk.
- Numerous flood events listed in federal databases for the last ten years. Streets included Appleton, Cabot underpass, Canal, Commercial, Lyman, Sargeant, Saint Jerome Ave, and the exit to Main St. from I-391.
- Other roads listed in the previous HMP included Fairmont St, Green Ln, Jackson St, Longfellow Dr, Mosier St, Skyview St, Southampton Rd, and West Franklin St



Hazards & Climate

what is it

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discussion

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Dam Challenges

- Severe rain events can lead to flooding that exceeds spillways and causes overtopping.
- Overtopping, excess seepage, and erosion can lead to dam failure.

- The 13 dams in Holyoke range from low to high hazard, and are owned by the City Water Department, HG&E, MA DCR, and others.
- The City's flood protection system along the Connecticut River is not a dam but it can hold back water like a dam.



Hazards & Climate

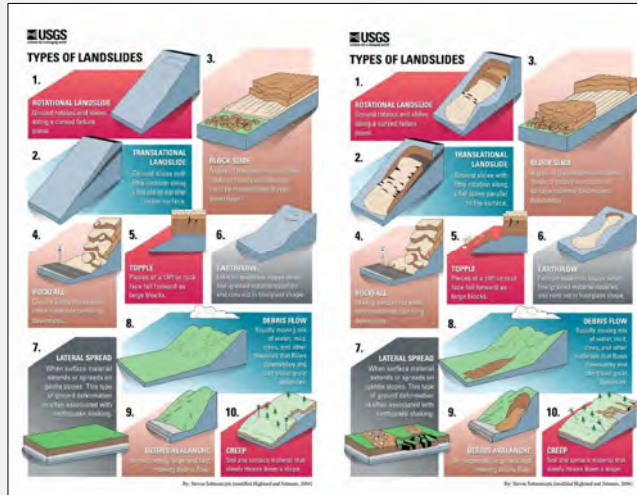
what is it

Lake Bray Dam

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Landslides

- High groundwater, erosion, and/or floods can lead to landslides.
- Landslides are not common in Holyoke.



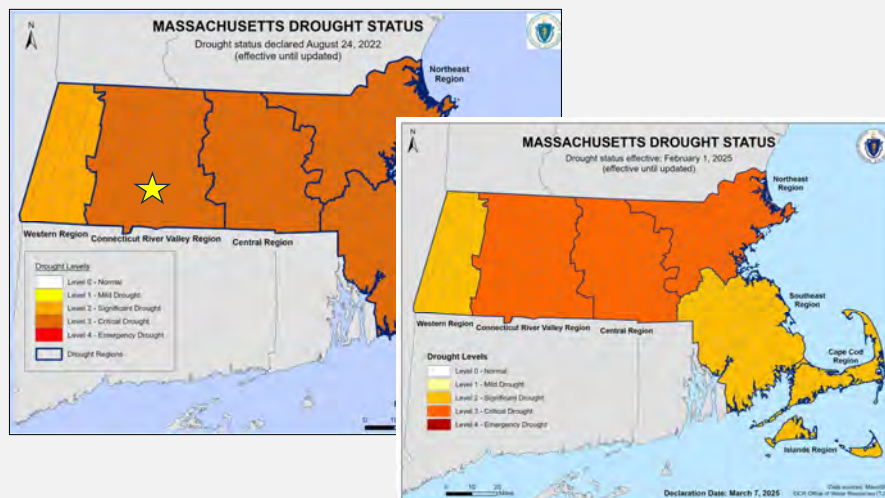
Hazards & Climate

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Droughts

- Recent extended drought was 2015-2017.
- Flashy droughts occurred in 2020, 2022, and 2024.
- Holyoke is believed relatively resilient, but the 2024 drought has persisted into 2025.



Hazards & Climate

what is it

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Wildfires and Brush Fires

- Wildfires and brush fires are relatively small.
- Previous HMP notes risks along railroad tracks.
- Emerging risks associated with people making small fires in areas they are residing.

Fire at abandoned Mount Tom ski resort remains under investigation; area popular with hikers

Updated: Feb. 24, 2020, 1:52 p.m. | Published: Feb. 24, 2020, 9:39 a.m.



HAMPDEN COUNTY

Main Street in Holyoke back open after a brush fire

Posted: May 28, 2023 / 09:11 PM EDT
Updated: May 29, 2023 / 05:10 AM EDT

SHARE [f](#) [x](#) [in](#) [e](#)

HOLYOKE, Mass. (WWLP) – Drivers were asked to avoid a section of downtown Holyoke Sunday evening as crews put out a brush fire.

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what is it

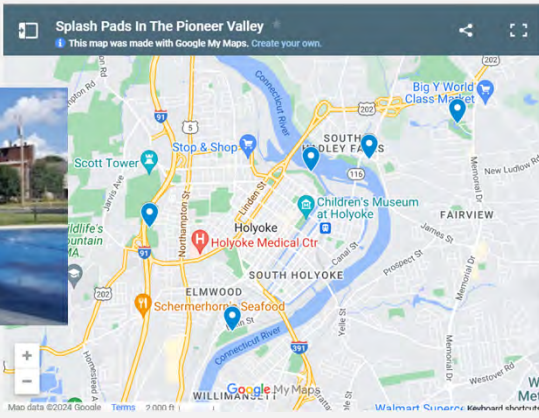
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discussion
your input
strategies & actions

Extreme Heat Events

- Extreme heat events can lead to severe public health impacts to residents and outdoor workers.
- The City has several shelters and cooling centers.
- Excessive use of air conditions can put strain on HG&E.





Hazards & Climate
what is it

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Invasive Species

- Invasive insects include spotted lanternfly and the emerald ash borer.
- Invasive plants include knotweed.
- Invasive aquatic plants include water chestnut.

What is Water Chestnut?

The water chestnut is a rooted, floating aquatic plant. It is an annual plant not native to the United States, categorized as an invasive species in the Connecticut River Watershed. It is fast growing and quickly reproducing. If left unattended it will easily cover an entire waterbody.

If it is not native, how did it get here?

European water chestnut has not always lived in the United States. The water chestnut is a resident of the Old World, native to Northeast Asia, Southeast Asia, Western Europe, and Western Africa. In 1877, the species *Trapa natans* was introduced to the United States from Europe (as suggested by its name) at the Cambridge Botanical Garden at Harvard University (Sculthorpe, 1967; Oliver, 1871; Voroshilov, 1982). It was planted in Collins Lake, MA and other ponds in Massachusetts. In 1879 the plant escaped the cultivated areas and started growing in the Charles River. Since then it has continued to spread all along the east coast as far south as Virginia and Kentucky, as far north as Quebec, invading the Hudson River and, of course, the Connecticut River. Without removal it has the capacity to spread farther.

What does water chestnut look like?

Water chestnut plants its root at the bottom of the river, while their leaves float on the water surface. It has rosettes of leaves that float on the surface of the water that appear to be radiating from a central point. The leaves are triangular or slightly diamond shaped, toothed on two sides and connected to the stem by a long, flexible submerged stalk. Submerged leaves are feathery. The stem can grow up to 4.6m long, allowing them to colonize a wide-range of freshwater habitats — from shallows to deep waters. Plants typically bloom in July. The tiny, white, four-petaled flowers produce characteristic horned seeds.




Hazards & Climate
what is it

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discussion
your input
strategies & actions

Earthquakes

- Residents in Holyoke felt the spring 2024 earthquake in New Jersey.
- While extreme damage is not anticipated during future earthquakes, the risks to critical facilities and infrastructure are important to consider.



Westernmassnews.com

Hazards & Climate
what is it

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your input
strategies & actions

Direct and Indirect Impacts

- **Rising Temperatures** – Longer and more frequent heat waves; less respite from heat at night
- **Changing Precipitation** – Flashy droughts and more intense rainfall causing floods, washouts, and dam risks
- **Severe Storms** – More intense wind and rain events, heavier wet snowfall (though we will have fewer snowy days)
- **Harmful Algal Blooms** – Increasing temperatures will affect internal circulation in lakes and ponds while intense precipitation washes more nutrients into lakes and ponds
- **Invasive Species** – Conditions favorable for species shifting northward, changing forests and aquatic ecosystems like the Connecticut River
- **Wildfires** – Potentially more risk during dry spring and flashy drought conditions

Hazards & Climate
what is it

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discussion
your input

Hazard Mitigation and Climate Adaptation Successes in the City

Flood Protection System

- Developed many decades ago in response to floods along the Connecticut River
- Maintenance is needed to keep it in good condition

strategies & actions
Hazards & Climate
what is it




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discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City

Resilient Buildings

- Completed in 2013
- Has standby power to enable operations during power outages



strategies & actions

Hazards & Climate

what is it

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discussion

your input

Hazard Mitigation and Climate Adaptation Successes in the City

Green infrastructure for “The Secret Stream” or “La Corriente Secreta”

- Will identify and design green infrastructure in the Day Brook watershed
- Planning and design in 2024-2025



View of Day Brook at Community Field Park



Front parking lot at high school – Day Brook is under this!

strategies & actions

Hazards & Climate

what is it

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discussion
your input

Hazard Mitigation and Climate Adaptation Successes in the City

Green infrastructure for “The Secret Stream” or “La Corriente Secreta”

- Will identify and design green infrastructure in the Day Brook watershed
- Planning and design in 2024-2025

strategies & actions
Hazards & Climate
what is it

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discussion
your input

What Next?

- 41 individual actions are proposed for the City to undertake
- The timeframe for starting or conducting these actions will be 2025 through 2030
- This plan is not a mandate; FEMA understands that not all can be done
- Funding sources are provided for each action; this will help City departments “shop” for grants

strategies & actions
Hazards & Climate
what is it

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Action #	Name or Title of Action	HMCAP Goal	Action Type	Funding Sources	Responsible Entity or Entities
1	Acquire and install automated barrier systems for most at-risk underpasses	Invest in resilient corridors to ensure that people and services are accessible during floods	Structure and Infrastructure	PROTECT, MVP Action Grant, FEMA BRIC	Public Works, Emergency Management
2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)	More than one goal	Structure and Infrastructure	MA Climate Action Grants	Community Development
3	Identify new cooling centers	Address risks associated with extreme heat events, especially as they interact with other hazards	Structure and Infrastructure	FEMA BRIC	Health, Community Development
4	Identify and deploy supplies for additional unhoused people	More than one goal	Education and Awareness	CDBG	Health, Community Development
5	Develop systems to address risk of wildfires to/from unhoused population activity	Reduce losses from other hazards	Education and Awareness	MVP Action Grant	Health, Fire
6	Water chestnut removal from Connecticut River and canals	Reduce losses from other hazards	Natural Systems Protection	MVP Action Grant, Connecticut River Conservancy	HG&E, Conservation and Sustainability
7	Water chestnut prevention in Connecticut River and canals	Reduce losses from other hazards	Natural Systems Protection	MVP Action Grant, Connecticut River Conservancy	HG&E, Conservation and Sustainability
8	Evaluate critical facilities for risks associated with regional earthquakes	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	Public Works CIP	Public Works
9	Evaluate critical facilities for risks associated with heavy snow loads	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	Public Works CIP	Public Works

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Action #	Name or Title of Action	HMCAP Goal	Action Type	Funding Sources	Responsible Entity or Entities
10	Utility hardening: poles	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA BRIC	HG&E
11	Utility hardening: lines	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA BRIC	HG&E
12	Utility undergrounding/burying: lines	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA BRIC	HG&E
13	Identify and create fire breaks for forests and brush under transmission lines	Reduce losses from other hazards	Structure and Infrastructure	HG&E CIP, FEMA BRIC	HG&E
14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions	Reduce flood and erosion risks	Structure and Infrastructure	FEMA BRIC, HMA	Public Works
15	Evaluate future flood risk to substation protected by the flood protection system	Reduce flood and erosion risks	Structure and Infrastructure	MVP Action Grant	HG&E
16	Evaluate future flood risk to HG&E buildings protected by the flood protection system	Reduce flood and erosion risks	Structure and Infrastructure	MVP Action Grant	HG&E
17	Identify electrical power source to the grid when Connecticut River discharge is low	Reduce losses from other hazards	Structure and Infrastructure	MVP Action Grant	HG&E
18	Design upgrades to Holyoke Dam	Reduce flood and erosion risks	Structure and Infrastructure	HG&E CIP	HG&E
19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam	Reduce flood and erosion risks	Education and Awareness	DCR	Emergency Management
20	Replace ash trees that were damaged by EAB	More than one goal	Natural Systems Protection	Public Works CIP	Public Works, Conservation and Sustainability

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Action #	Name or Title of Action	HMCAP Goal	Action Type	Funding Sources	Responsible Entity or Entities
21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications	More than one goal	Local Plans and Regulations	MVP Action Grant	Public Works, Conservation and Sustainability
22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID	More than one goal	Local Plans and Regulations	MVP Action Grant	Public Works, Conservation and Sustainability
23	Green infrastructure deployment in Day Brook watershed	More than one goal	Natural Systems Protection	MVP Action Grant	Public Works, Conservation and Sustainability
24	Green infrastructure deployment in other Sites 5-10	More than one goal	Natural Systems Protection	MVP Action Grant, FEMA BRIC	Public Works, Conservation and Sustainability
25	Inventory for Structural BMPs	Reduce flood and erosion risks	Local Plans and Regulations	Public Works CIP	Public Works
26	Fairmont Drainage Improvements	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP, FEMA HMGP	Public Works
27	New culvert at 57 Longfellow/Easthampton Road	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP, FEMA HMGP	Public Works
28	Evaluate risks of slides near sanitary sewer system infrastructure	Reduce losses from other hazards	Structure and Infrastructure	Public Works CIP	Public Works
29	WWTP Generator Replacement/Upgrade	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	FEMA BRIC, HMGP	Public Works
30	WWTP Floodproofing evaluation and design	Reduce flood and erosion risks	Structure and Infrastructure	FEMA HMA, CWSRF	Public Works

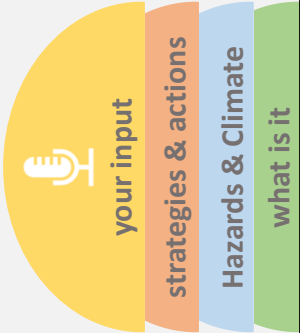
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Action #	Name or Title of Action	HMCAP Goal	Action Type	Funding Sources	Responsible Entity or Entities
31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
33	Sewer Separation Design at River Terrace Area A	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
34	Sewer Separation Design at River Terrace Area B	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
35	Sewer Separation Design at Springdale Park	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
36	Upgrade Electrical System at Flood Pumping Stations	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
37	Permanent Closure of Several Stoplog Openings	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
38	Replace Timber Stoplogs with Aluminum	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
39	Canal Structure Abandonment	Reduce flood and erosion risks	Structure and Infrastructure	Public Works CIP	Public Works
40	Standby power (new generator) for pumping station	Ensure that critical facilities are resilient, with special attention to shelters and cooling centers	Structure and Infrastructure	FEMA BRIC, HMGP	HWW
41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement	More than one goal	Structure and Infrastructure	HWW CIP	HWW

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discussion

Provide comments to City staff
www.holyoke.org/departments/conservation



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**What questions, comments, or thoughts
do you have?**



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Meeting Minutes

City of Holyoke Hazard Mitigation Plan Update

Public Information Meeting

Date: March 26, 2025

Time: 5:30 to 6:30 pm

Location: In Person

David Murphy	Resilient Land and Water
Yoni Glogower	Director of Conservation and Sustainability, City Project Manager for HMP update
Maggie Herlihy	Conservation and Sustainability
Shanna De Leon	Contractor Translation Services (for City of Holyoke)

Two members of the public attended, including a member of the Conservation Commission. The discussion focused mainly on the 41 proposed hazard mitigation actions.

- The action related to battery storage should be placed with Holyoke Gas & Electric as the responsible entity. The Conservation Commission member explained that Holyoke has many battery storage facilities, and perhaps more than other communities. She explained that the Commonwealth is considering criteria for installation.
- The potential for a new water treatment plant was discussed. The concern is that Holyoke may eventually not retain a filtration waiver from EPA. After some discussion, all present at the meeting determined that this was not a necessary addition to the plan.
- First and last names on page 17 may be transposed.

PUBLIC OUTREACH: SURVEY RESULTS NARRATIVE



In total there were five survey respondents. Three live in Holyoke, one works in Holyoke, and the fifth both lives and works in the City. Two of the respondents live in the Downtown neighborhood, two in Oakdale, and one in Wyckoff Park, with four of the five stating they own their property. Three of the respondents have been a member of the community less than 5 years, another between 6 and 9 years, and the fifth more than 10 years.

Respondents were asked multiple questions on their experience with natural hazards, including which hazards they have experienced in the City (Figure 3), which they feel are increasing or decreasing in intensity (Figure 1), which they feel are worsened by climate change (Figure 2), how participants seek relief during extreme heat (Figure 4), and how do they may be impacted by droughts (Figure 5).

In additions to those responses shown below, one respondent noted their property experienced tree damage during past events, and another recalls significant damage to the Mt. Tom spillway as a result of Hurricane Floyd in 1999.

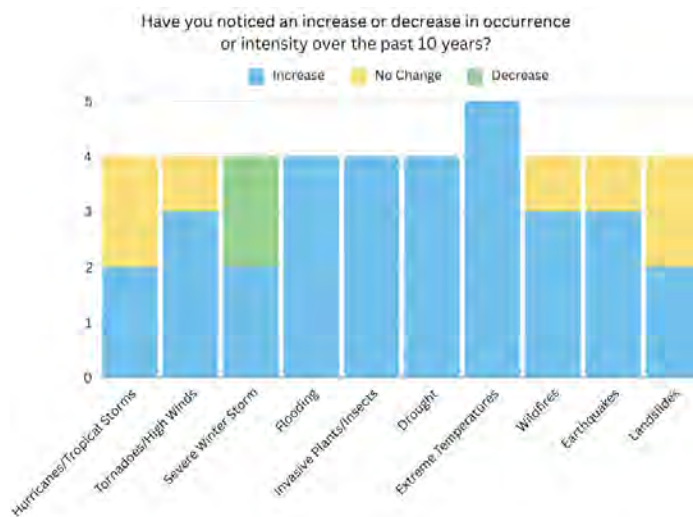


Figure 1 Responses showing which hazards participants feel are increasing or decreasing in intensity

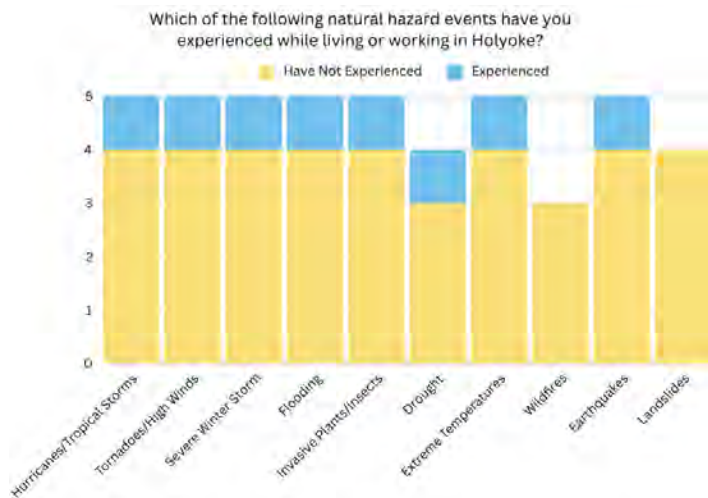


Figure 3 Responses showing which natural hazard events respondents have experienced in the City

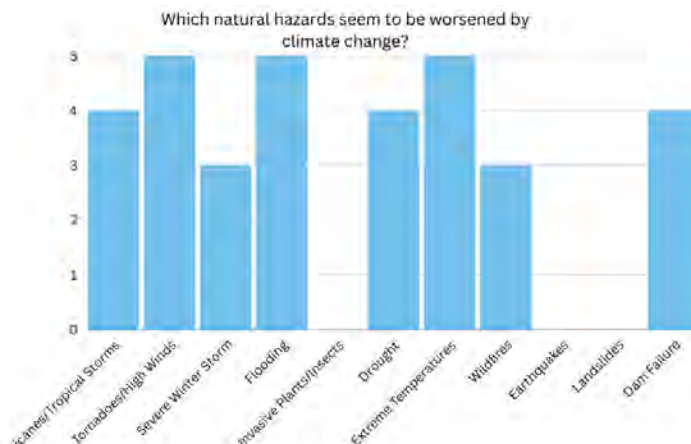


Figure 2 Responses regarding which hazards are thought to be worsened by climate change

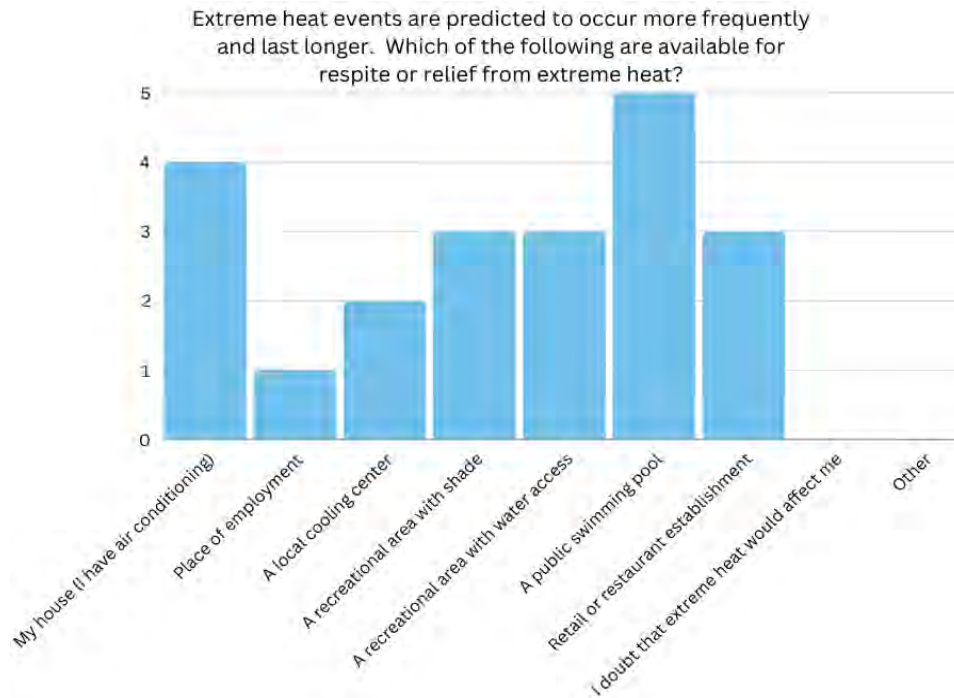


Figure 4 Responses showing extreme heat respite opportunities

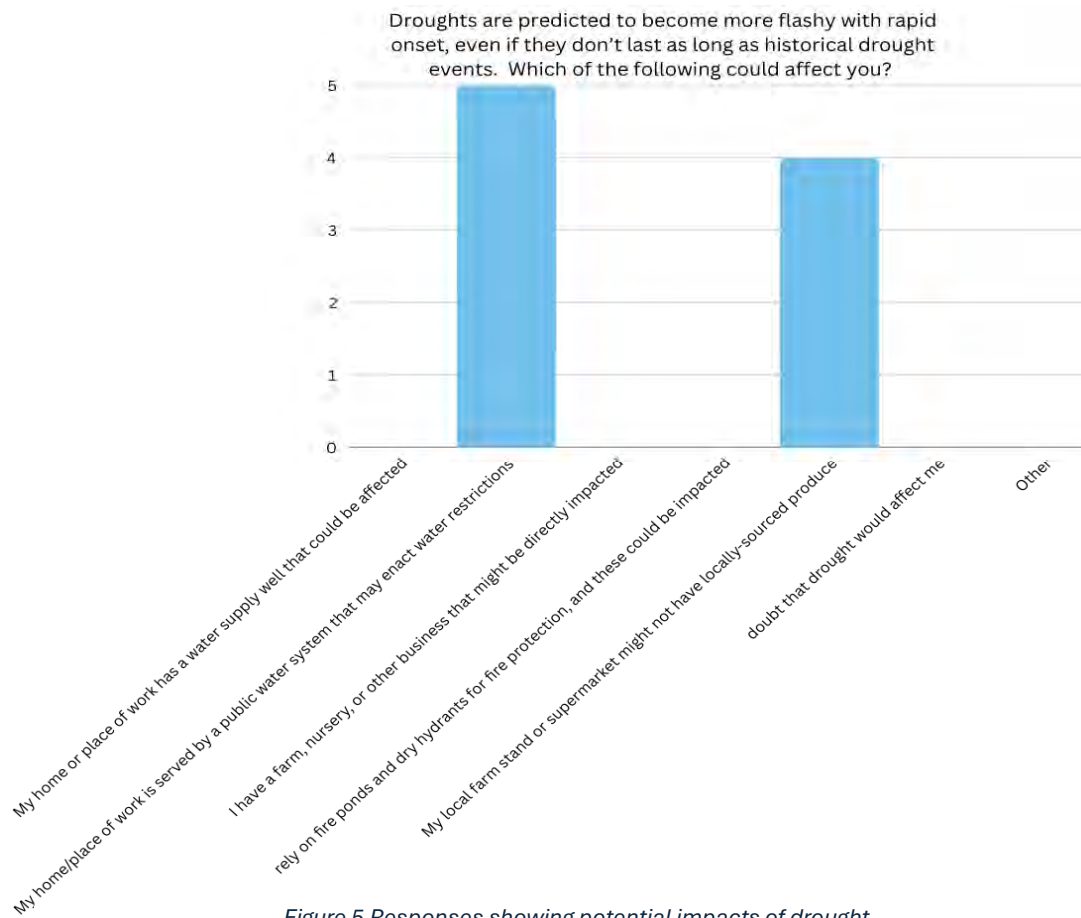


Figure 5 Responses showing potential impacts of drought

Participants were then asked a series of questions regarding hazard preparedness. They were asked how concerned they are with various natural hazards (Figure 6), and how prepared they felt their household or place of employment was for various natural hazards (Figure 7). In addition, respondents felt their household and place of employment are either not or only somewhat prepared to cope in the event of a utility, gas, or electric outage. Additionally, one respondent feels the community is not prepared to deliver emergency notifications, two feel the City is somewhat prepared, another says sufficiently prepared, and one says well prepared.

All respondents noted that they have signed up with the community to receive emergency alerts, while none of them are aware of where their local shelter would be located during an event.

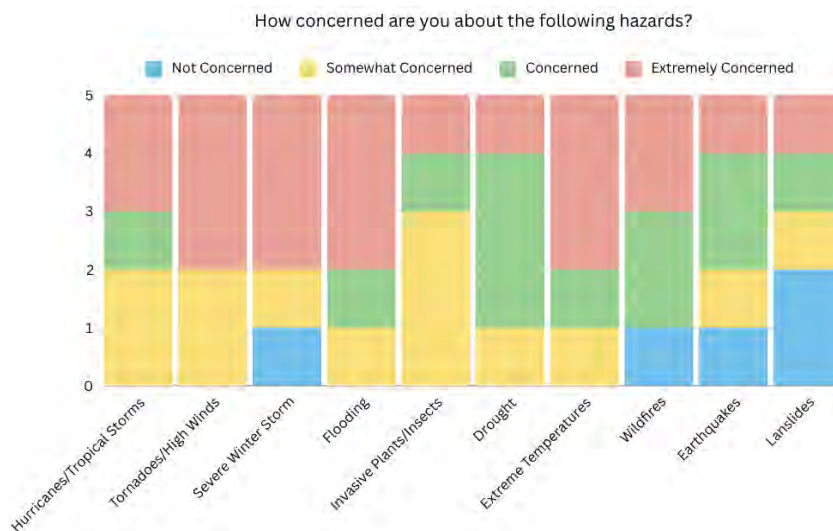


Figure 6 Responses regarding level of concern toward various natural hazards

Finally, one respondent noted their concern regarding the lack of tree maintenance in their neighborhood, while another stated the need for supporting disadvantaged communities,

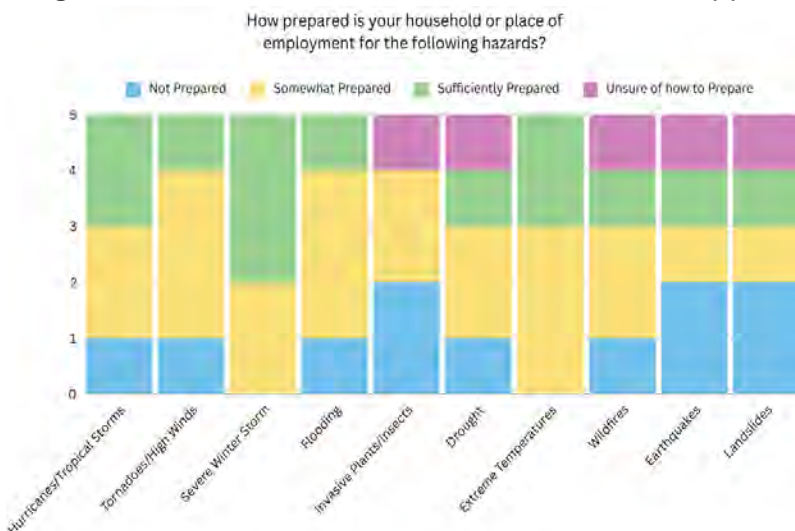


Figure 7 Responses regarding preparedness for various natural hazards

ensuring there is local effort to reduce reliance on fossil fuels, leveraging governmental support to convert from oil/gas to heat pumps and to make a variety of energy efficient repairs and updates, including lead and asbestos remediation.

APPENDIX B. MITIGATION ACTIONS

MITIGATION ACTIONS RANKED BY PRIORITY RANKING POINTS

Table 75. Priority Ranking Points for Each Action.

Action #	Action Title	Total Priority Ranking
41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement	22
14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions	19
40	Standby power (new generator) for pumping station	19
9	Evaluate critical facilities for risks associated with heavy snow loads	17
23	Green infrastructure deployment in Day Brook watershed	17
3	Identify new cooling centers	16
15	Evaluate future flood risk to substation protected by the flood protection system	16
16	Evaluate future flood risk to HG&E buildings protected by the flood protection system	16
38	Replace Timber Stoplogs with Aluminum	16
29	WWTP Generator Replacement/Upgrade	15
37	Permanent Closure of Several Stoplog Openings	15
12	Utility undergrounding/burying: lines	14
13	Identify and create fire breaks for forests and brush under transmission lines	14
21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications	14
22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID	14
24	Green infrastructure deployment in other Sites 5-10	14
31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1	14
4	Identify and deploy supplies for additional unhoused people	13
5	Develop systems to address risk of wildfires to/from unhoused population activity	13
8	Evaluate critical facilities for risks associated with regional earthquakes	13
10	Utility hardening: poles	13
11	Utility hardening: lines	13
18	Design upgrades to Holyoke Dam	13
25	Inventory for Structural BMPs	13
30	WWTP Floodproofing evaluation and design	13
32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2	13
33	Sewer Separation Design at River Terrace Area A	13
34	Sewer Separation Design at River Terrace Area B	13
35	Sewer Separation Design at Springdale Park	13
1	Acquire and install automated barrier systems for most at-risk underpasses	12
2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)	12
17	Identify electrical power source to the grid when Connecticut River discharge is low	12
20	Replace ash trees that were damaged by EAB	12



Action #	Action Title	Total Priority Ranking
36	Upgrade Electrical System at Flood Pumping Stations	12
6	Water chestnut removal from Connecticut River and canals	11
28	Evaluate risks of slides near sanitary sewer system infrastructure	11
39	Canal Structure Abandonment	11
26	Fairmont Drainage Improvements	10
27	New culvert at 57 Longfellow/Easthampton Road	10
7	Water chestnut prevention in Connecticut River and canals	8
19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam	8

TYPES OF MITIGATION ACTIONS

Table 76. Mitigation Actions Sorted by Type.

Mitigation Category	Action #	Action Title
Local Plans & Regulations	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	25	Inventory for Structural BMPs
Structure & Infrastructure Projects	1	Acquire and install automated barrier systems for most at-risk underpasses
	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	3	Identify new cooling centers
	8	Evaluate critical facilities for risks associated with regional earthquakes
	9	Evaluate critical facilities for risks associated with heavy snow loads
	10	Utility hardening: poles
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	13	Identify and create fire breaks for forests and brush under transmission lines
	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	15	Evaluate future flood risk to substation protected by the flood protection system
	16	Evaluate future flood risk to HG&E buildings protected by the flood protection system
	17	Identify electrical power source to the grid when Connecticut River discharge is low
	18	Design upgrades to Holyoke Dam
	26	Fairmont Drainage Improvements
	27	New culvert at 57 Longfellow/Easthampton Road
	28	Evaluate risks of slides near sanitary sewer system infrastructure
	29	WWTP Generator Replacement/Upgrade



Mitigation Category	Action #	Action Title
	30	WWTP Floodproofing evaluation and design
	31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1
	32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2
	33	Sewer Separation Design at River Terrace Area A
	34	Sewer Separation Design at River Terrace Area B
	35	Sewer Separation Design at Springdale Park
	36	Upgrade Electrical System at Flood Pumping Stations
	37	Permanent Closure of Several Stoplog Openings
	38	Replace Timber Stoplogs with Aluminum
	39	Canal Structure Abandonment
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Natural Systems Protection	6	Water chestnut removal from Connecticut River and canals
	7	Water chestnut prevention in Connecticut River and canals
	20	Replace ash trees that were damaged by EAB
	23	Green infrastructure deployment in Day Brook watershed
	24	Green infrastructure deployment in other Sites 5-10
Education & Awareness Programs	4	Identify and deploy supplies for additional unhoused people
	5	Develop systems to address risk of wildfires to/from unhoused population activity
	19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam

ACTIONS SORTED BY GOAL

Table 77. Mitigation Actions Sorted by Goal Statement and Priority.

Goal	Action #	Action Title
Ensure that critical facilities are resilient, with special attention to shelters and cooling centers.	8	Evaluate critical facilities for risks associated with regional earthquakes
	9	Evaluate critical facilities for risks associated with heavy snow loads
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Address risks associated with extreme heat events, especially as they interact with other hazards.	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	3	Identify new cooling centers
	4	Identify and deploy supplies for additional unhoused people
Reduce flood and erosion risks by reducing vulnerabilities and consequences, even as climate change increases frequency	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	15	Evaluate future flood risk to substation protected by the flood protection system

Goal	Action #	Action Title
and severity of floods and heightens dam-related risks.	16	Evaluate future flood risk to HG&E buildings protected by the flood protection system
	18	Design upgrades to Holyoke Dam
	19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam
	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	23	Green infrastructure deployment in Day Brook watershed
	24	Green infrastructure deployment in other Sites 5-10
	25	Inventory for Structural BMPs
	26	Fairmont Drainage Improvements
	27	New culvert at 57 Longfellow/Easthampton Road
	30	WWTP Floodproofing evaluation and design
	31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1
	32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2
	33	Sewer Separation Design at River Terrace Area A
	34	Sewer Separation Design at River Terrace Area B
	35	Sewer Separation Design at Springdale Park
	36	Upgrade Electrical System at Flood Pumping Stations
	37	Permanent Closure of Several Stoplog Openings
	38	Replace Timber Stoplogs with Aluminum
	39	Canal Structure Abandonment
Reduce losses from other hazards.	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	4	Identify and deploy supplies for additional unhoused people
	5	Develop systems to address risk of wildfires to/from unhoused population activity
	6	Water chestnut removal from Connecticut River and canals
	7	Water chestnut prevention in Connecticut River and canals
	10	Utility hardening: poles
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	13	Identify and create fire breaks for forests and brush under transmission lines
	17	Identify electrical power source to the grid when Connecticut River discharge is low
	20	Replace ash trees that were damaged by EAB
	28	Evaluate risks of slides near sanitary sewer system infrastructure
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Invest in resilient corridors to ensure that people and services are accessible during floods and that development is resilient over the long term.	1	Acquire and install automated barrier systems for most at-risk underpasses
	20	Replace ash trees that were damaged by EAB
	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	23	Green infrastructure deployment in Day Brook watershed



Goal	Action #	Action Title
	24	Green infrastructure deployment in other Sites 5-10

ACTIONS SORTED BY HAZARD

Table 78. Mitigation Actions Sorted by Hazard.

Specific Hazards Addressed	Action #	Action Title
Flooding	1	Acquire and install automated barrier systems for most at-risk underpasses
	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	15	Evaluate future flood risk to substation protected by the flood protection system
	16	Evaluate future flood risk to HG&E buildings protected by the flood protection system
	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	23	Green infrastructure deployment in Day Brook watershed
	24	Green infrastructure deployment in other Sites 5-10
	25	Inventory for Structural BMPs
	26	Fairmont Drainage Improvements
	27	New culvert at 57 Longfellow/Easthampton Road
	30	WWTP Floodproofing evaluation and design
	31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1
	32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2
	33	Sewer Separation Design at River Terrace Area A
	34	Sewer Separation Design at River Terrace Area B
	35	Sewer Separation Design at Springdale Park
	36	Upgrade Electrical System at Flood Pumping Stations
	37	Permanent Closure of Several Stoplog Openings
	38	Replace Timber Stoplogs with Aluminum
	39	Canal Structure Abandonment
Dam-Related Risks	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	18	Design upgrades to Holyoke Dam
	19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam
Landslides	28	Evaluate risks of slides near sanitary sewer system infrastructure
Droughts	17	Identify electrical power source to the grid when Connecticut River discharge is low
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Tropical Storms & Hurricanes	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	4	Identify and deploy supplies for additional unhoused people
	10	Utility hardening: poles



Specific Hazards Addressed	Action #	Action Title
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Tornadoes & Other Severe Storms	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	4	Identify and deploy supplies for additional unhoused people
	10	Utility hardening: poles
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Winter Storms	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	4	Identify and deploy supplies for additional unhoused people
	9	Evaluate critical facilities for risks associated with heavy snow loads
	10	Utility hardening: poles
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
Extreme Temperatures	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	3	Identify new cooling centers
	4	Identify and deploy supplies for additional unhoused people
	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	23	Green infrastructure deployment in Day Brook watershed
	24	Green infrastructure deployment in other Sites 5-10
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Wildfires	5	Develop systems to address risk of wildfires to/from unhoused population activity
	10	Utility hardening: poles
	12	Utility undergrounding/burying: lines
	13	Identify and create fire breaks for forests and brush under transmission lines



Specific Hazards Addressed	Action #	Action Title
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Invasive Species	6	Water chestnut removal from Connecticut River and canals
	7	Water chestnut prevention in Connecticut River and canals
	20	Replace ash trees that were damaged by EAB
Earthquakes	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
	8	Evaluate critical facilities for risks associated with regional earthquakes
	10	Utility hardening: poles
	29	WWTP Generator Replacement/Upgrade
	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement

ACTIONS SORTED BY LEAD

Table 79. Mitigation Actions Sorted by Action Lead.

Action Lead	Action #	Action Title
Community Development	2	Acquire and install battery storage systems in neighborhoods/wards (this action represents one pilot program)
Emergency Management	19	Conduct dam failure tabletop exercise with DCR for Lake Bray Dam
Health, with support from Community Development	3	Identify new cooling centers
	4	Identify and deploy supplies for additional unhoused people
Health, with support from Fire Department	5	Develop systems to address risk of wildfires to/from unhoused population activity
Holyoke Gas & Electric	10	Utility hardening: poles
	11	Utility hardening: lines
	12	Utility undergrounding/burying: lines
	13	Identify and create fire breaks for forests and brush under transmission lines
	15	Evaluate future flood risk to substation protected by the flood protection system
	16	Evaluate future flood risk to HG&E buildings protected by the flood protection system
	17	Identify electrical power source to the grid when Connecticut River discharge is low
	18	Design upgrades to Holyoke Dam
Holyoke Gas & Electric, with support from Conservation & Sustainability	6	Water chestnut removal from Connecticut River and canals
	7	Water chestnut prevention in Connecticut River and canals
Holyoke Water Works	40	Standby power (new generator) for pumping station
	41	Conduct evaluation of concrete water storage tank for more resilient design and eventual replacement
Public Works	8	Evaluate critical facilities for risks associated with regional earthquakes
	9	Evaluate critical facilities for risks associated with heavy snow loads
	14	Evaluate potential need to increase height of Connecticut River flood protection system for future conditions
	25	Inventory for Structural BMPs



Action Lead	Action #	Action Title
	26	Fairmont Drainage Improvements
	27	New culvert at 57 Longfellow/Easthampton Road
	28	Evaluate risks of slides near sanitary sewer system infrastructure
	29	WWTP Generator Replacement/Upgrade
	30	WWTP Floodproofing evaluation and design
	31	Direct Day Brook from Sewer System to First Level Canal: Design Phase 1
	32	Direct Day Brook from Sewer System to First Level Canal: Design Phase 2
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	34	Sewer Separation Design at River Terrace Area B
	35	Sewer Separation Design at Springdale Park
	36	Upgrade Electrical System at Flood Pumping Stations
	37	Permanent Closure of Several Stoplog Openings
	38	Replace Timber Stoplogs with Aluminum
	39	Canal Structure Abandonment
Public Works, with support from Conservation & Sustainability	20	Replace ash trees that were damaged by EAB
	21	Street and Parking Lot Design Guidance for LID with Zoning Bylaw Modifications
	22	Modify Zoning, Subdivision Rules/Regs, and Others to Encourage/Allow LID
	23	Green infrastructure deployment in Day Brook watershed
	24	Green infrastructure deployment in other Sites 5-10
	20	Replace ash trees that were damaged by EAB
Public Works, with support from Emergency Management	1	Acquire and install automated barrier systems for most at-risk underpasses



APPENDIX C. IMPLEMENTATION & REVIEW SUPPORTING MATERIALS

PLAN UPDATE EVALUATION WORKSHEET

Table 80. Plan Update Evaluation Worksheet.

Plan Section	Considerations	Explanation
Planning Process	Should the City invite any additional stakeholders to participate in the planning process? What public outreach activities have occurred? How can public involvement be improved?	
Risk Assessment	What disasters has the City or the region experienced? Should the list of hazards be modified? Are new data sources, maps or studies available? If so, what have they revealed, and should the information be incorporated into the plan update? Has development in the region occurred and could it create or reduce risk?	
Capability Assessment	Has the City adopted new policies, plans, regulations, or reports that could be incorporated into this plan? Are there different or additional administrative, human, technical, and financial resources available for mitigation planning? Are there different or new education and outreach programs and resources available for mitigation activities?	
Mitigation Strategy	Is the mitigation strategy being implemented as anticipated? Were the cost and timeline estimate accurate? Should new mitigation actions be added to the Action Plan? Should existing mitigation actions be revised or removed from the plan? Are there new obstacles that were not anticipated in the plan that will need to be considered in the next plan update? Are there new funding sources to consider? Have elements of the plan been incorporated into other planning mechanisms?	
Implementation Plan	Was the plan monitored and evaluated as anticipated? What are needed improvements to the plan implementation procedures?	



MITIGATION ACTION PROGRESS WORKSHEET

Table 81. Mitigation Action Progress Worksheet.

Mitigation Action Progress Worksheet				
Progress Report Period	From Date		To Date	
Action/Project Title				
Responsible Department				
Contact Name				
Contact Phone/Email				
Project Description				
Project Goal				
Project Objective				
Project Cost				
Project Status				
Date of Project Approval	Date of Project Start	Anticipated Date of Completion	Project Canceled	Project Delayed
Explanation of Delay or Cost Overruns				
Project Report Summary				
What was accomplished for this project during this reporting period?				
What obstacles, problems, or delays did the project encounter?				
Plans for next reporting period.				



WORKSHEET TO DOCUMENT PLAN UPDATES AND AMENDMENTS

Introduction

The Local Mitigation Plan Policy Guide (effective April 2023) describes the amendment process, which is repeated in the text box to the right. In addition, the City's adoption resolution from 2025 allows updates as needed.

Reasons for Update or Amendment

Check all that apply:

- ☐ A shelter or cooling center has been changed
- ☐ A critical facility has changed
- ☐ A new hazard risk has become apparent
- ☐ An action has been completed
- ☐ An action needs to be modified
- ☐ A new action is needed
- ☐ Other: _____
- ☐ Other: _____

From the Local Mitigation Plan Policy Guide

A mitigation plan may need to be amended after it is approved by FEMA and adopted by the local government. Amending an approved and adopted plan does not necessarily result in the need to reevaluate the entire plan against all requirements. FEMA expects local governments to conduct regularly scheduled reviews and amendments to their mitigation plan. This may result in modifications to the risk assessment or adding/removing mitigation actions, especially in preparation for submitting applications to FEMA for assistance and ensuring the project conforms with the mitigation plan. Participants are encouraged to keep the state and FEMA informed, but these amendments do not need to be reviewed and approved by the state and FEMA. If these changes identify new mitigation actions that might be eligible for FEMA assistance programs, then advise FEMA and the state. FEMA will acknowledge and note the receipt of the added action(s), where appropriate, but does not need to formally review or approve the action(s).

Insert New Narrative Here

Completed by:

- ☐ Name:
- ☐ Position:
- ☐ Date:

Copy Sent to:

- ☐ City Clerk:
- ☐ Local Coordinator:



TEMPLATE FOR ANNUAL EMAIL FROM LOCAL COORDINATOR TO DEPARTMENTS

Introduction

The following messages will be emailed to all departments that participated in the Hazard Mitigation and Climate Adaptation Plan approved by FEMA in 2025.

Spring 2026

“In 2024-2025, the City updated its Hazard Mitigation Plan to become a Hazard Mitigation and Climate Adaptation Plan (HMCAP) with assistance from a consultant. This is an appropriate time for conducting an annual review of your hazard mitigation and climate adaptation actions. Please use the attached worksheet to document the status of each action assigned to your department. Remember that simple amendments to the plan are possible at any time if needed due to changing priorities or conditions. The template for a simple update or amendment is available from our office or in the plan appendices.”

Spring 2027

“In 2024-2025, the City updated its Hazard Mitigation Plan to become a Hazard Mitigation and Climate Adaptation Plan (HMCAP) with assistance from a consultant. This is an appropriate time for conducting an annual review of your hazard mitigation and climate adaptation actions. Please use the attached worksheet to document the status of each action assigned to your department. Remember that simple amendments to the plan are possible at any time if needed due to changing priorities or conditions. The template for a simple update or amendment is available from our office or in the plan appendices.”

Spring 2028

“In 2024-2025, the City updated its Hazard Mitigation Plan to become a Hazard Mitigation and Climate Adaptation Plan (HMCAP) with assistance from a consultant. This is an appropriate time for conducting an annual review of your hazard mitigation and climate adaptation actions. Please use the attached worksheet to document the status of each action assigned to your department. Remember that simple amendments to the plan are possible at any time if needed due to changing priorities or conditions. The template for a simple update or amendment is available from our office or in the plan appendices. *It is important to note that the comprehensive five-year update of the HMCAP will likely begin in 2029. If you have not yet conducted an annual review of your actions, this is a key time to conduct this review.*”

Spring 2029

“Five years ago, the City updated its Hazard Mitigation Plan to become a Hazard Mitigation and Climate Adaptation Plan (HMCAP) with assistance from a consultant. As we begin the update process, please conduct an annual review of your hazard mitigation and climate adaptation actions.”

Spring 2030

[no email necessary; the comprehensive update will be underway]



APPENDIX D. HAZUS REPORTS



Hazus: Earthquake Global Risk Report

Region Name	Holyoke
Earthquake Scenario:	1500yr_mag6
Print Date:	September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific earthquake. These results can be improved by using enhanced inventory, geotechnical, and observed ground motion data.

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Transportation and Utility Lifeline Losses	
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Appendix B: Regional Population and Building Value Data	

General Description of the Region

Hazus-MH is a regional earthquake loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The earthquake loss estimates provided in this report was based on a region that includes 1 county(ies) from the following state(s):

Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 22.83 square miles and contains 11 census tracts. There are over 15 thousand households in the region which has a total population of 38,238 people. The distribution of population by Total Region and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 (millions of dollars). Approximately 81.00 % of the buildings (and 48.00% of the building value) are associated with residential housing.

The replacement value of the transportation and utility lifeline systems is estimated to be 2,554 and 654 (millions of dollars) , respectively.

Building and Lifeline Inventory

Building Inventory

Hazus estimates that there are 9 thousand buildings in the region which have an aggregate total replacement value of 6,935 (millions of dollars) . Appendix B provides a general distribution of the building value by Total Region and County.

In terms of building construction types found in the region, wood frame construction makes up 73% of the building inventory. The remaining percentage is distributed between the other general building types.

Critical Facility Inventory

Hazus breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities. With respect to high potential loss facilities (HPL), there are no dams identified within the inventory. The inventory also includes no hazardous material sites, no military installations and no nuclear power plants.

Transportation and Utility Lifeline Inventory

Within Hazus, the lifeline inventory is divided between transportation and utility lifeline systems. There are seven (7) transportation systems that include highways, railways, light rail, bus, ports, ferry and airports. There are six (6) utility systems that include potable water, wastewater, natural gas, crude & refined oil, electric power and communications. The lifeline inventory data are provided in Tables 1 and 2.

The total value of the lifeline inventory is over 3,208.00 (millions of dollars). This inventory includes over 67.73 miles of highways, 51 bridges, 361.64 miles of pipes.

Table 1: Transportation System Lifeline Inventory

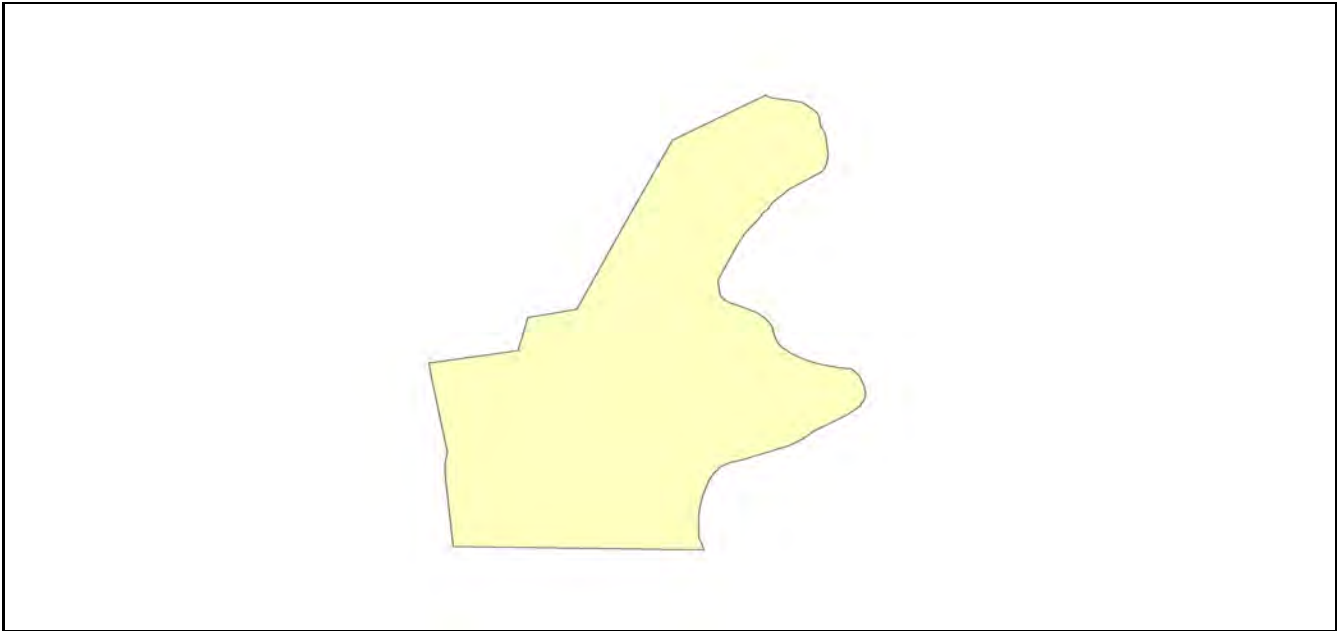
System	Component	# Locations/ # Segments	Replacement value (millions of dollars)
Highway	Bridges	51	496.6467
	Segments	110	764.6400
	Tunnels	0	0.0000
	Subtotal		1261.2867
Railways	Bridges	8	41.5200
	Facilities	1	2.6630
	Segments	13	1247.1324
	Tunnels	0	0.0000
	Subtotal		1291.3154
Light Rail	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	0	0.0000
	Tunnels	0	0.0000
	Subtotal		0.0000
Bus	Facilities	1	1.9912
	Subtotal		1.9912
Ferry	Facilities	0	0.0000
	Subtotal		0.0000
Port	Facilities	0	0.0000
	Subtotal		0.0000
Airport	Facilities	0	0.0000
	Runways	0	0.0000
	Subtotal		0.0000
Total			2,554.60

Table 2: Utility System Lifeline Inventory

System	Component	# Locations / Segments	Replacement value (millions of dollars)
Potable Water	Distribution Lines	NA	7.0103
	Facilities	0	0.0000
	Pipelines	0	0.0000
	Subtotal		7.0103
Waste Water	Distribution Lines	NA	4.2062
	Facilities	1	156.8418
	Pipelines	0	0.0000
	Subtotal		161.0480
Natural Gas	Distribution Lines	NA	2.8041
	Facilities	0	0.0000
	Pipelines	2	138.4491
	Subtotal		141.2532
Oil Systems	Facilities	0	0.0000
	Pipelines	0	0.0000
	Subtotal		0.0000
Electrical Power	Facilities	4	344.1621
	Subtotal		344.1621
Communication	Facilities	5	0.5800
	Subtotal		0.5800
		Total	654.10

Earthquake Scenario

Hazus uses the following set of information to define the earthquake parameters used for the earthquake loss estimate provided in this report.



Scenario Name	1500yr_mag6
Type of Earthquake	Probabilistic
Fault Name	NA
Historical Epicenter ID #	NA
Probabilistic Return Period	1,500.00
Longitude of Epicenter	NA
Latitude of Epicenter	NA
Earthquake Magnitude	6.00
Depth (km)	NA
Rupture Length (Km)	NA
Rupture Orientation (degrees)	NA
Attenuation Function	NA

Direct Earthquake Damage

Building Damage

Hazus estimates that about 138 buildings will be at least moderately damaged. This is over 1.00 % of the buildings in the region. There are an estimated 1 buildings that will be damaged beyond repair. The definition of the 'damage states' is provided in Volume 1: Chapter 5 of the Hazus technical manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 below summarizes the expected damage by general building type.

Damage Categories by General Occupancy Type

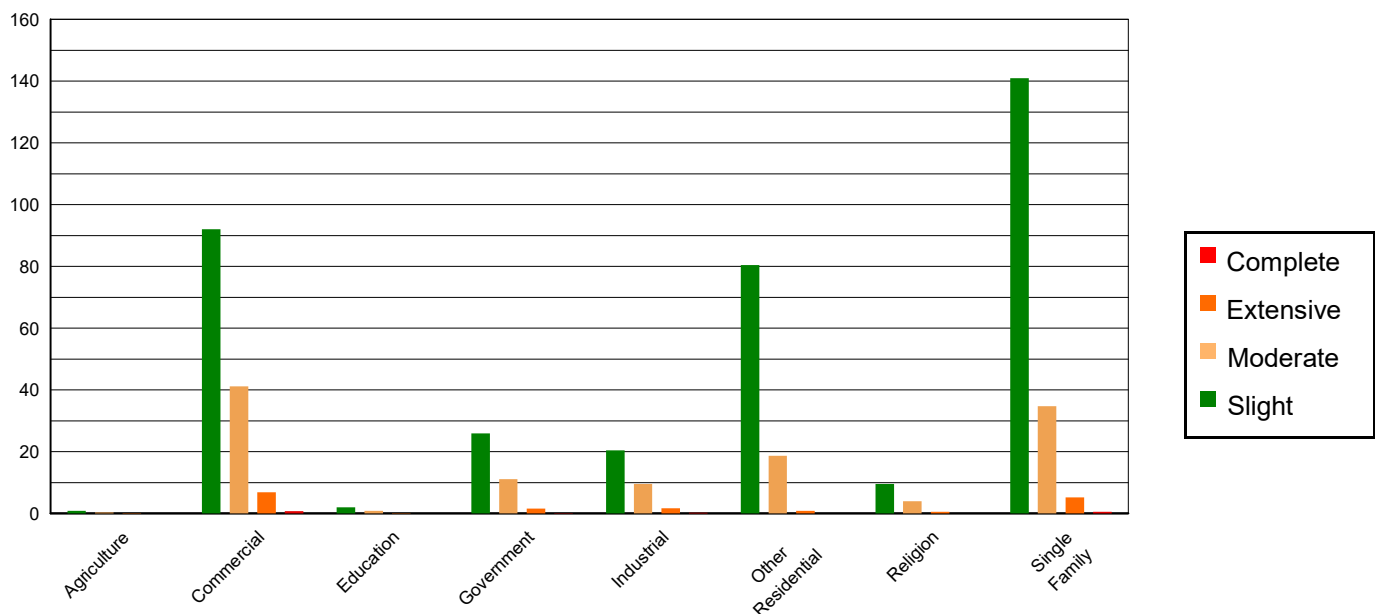


Table 3: Expected Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	12.74	0.14	0.81	0.22	0.37	0.31	0.07	0.44	0.01	0.54
Commercial	928.23	10.53	92.02	24.72	41.13	34.20	6.89	40.94	0.73	42.58
Education	27.07	0.31	1.98	0.53	0.80	0.67	0.14	0.81	0.01	0.84
Government	292.26	3.32	25.94	6.97	11.05	9.19	1.60	9.52	0.15	8.52
Industrial	196.19	2.23	20.47	5.50	9.53	7.93	1.63	9.68	0.17	10.08
Other Residential	2200.03	24.97	80.48	21.62	18.67	15.53	0.79	4.70	0.03	1.82
Religion	87.90	1.00	9.52	2.56	3.97	3.30	0.55	3.28	0.06	3.20
Single Family	5066.61	57.50	140.96	37.87	34.72	28.87	5.16	30.64	0.56	32.42
Total	8,811		372		120		17		2	

Table 4: Expected Building Damage by Building Type (All Design Levels)

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Wood	6646.90	75.44	141.51	38.02	13.93	11.58	0.18	1.09	0.00	0.00
Steel	633.99	7.20	33.09	8.89	13.40	11.14	0.84	4.96	0.03	1.90
Concrete	39.01	0.44	2.17	0.58	0.85	0.71	0.05	0.30	0.00	0.05
Precast	24.05	0.27	1.65	0.44	1.08	0.90	0.22	1.30	0.00	0.12
RM	14.90	0.17	0.68	0.18	0.23	0.20	0.02	0.12	0.00	0.06
URM	1452.17	16.48	193.07	51.88	90.75	75.47	15.53	92.22	1.69	97.88
MH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	8,811		372		120		17		2	

*Note:

RM Reinforced Masonry
URM Unreinforced Masonry
MH Manufactured Housing

Essential Facility Damage

Before the earthquake, the region had 329 hospital beds available for use. On the day of the earthquake, the model estimates that only 290 hospital beds (88.00%) are available for use by patients already in the hospital and those injured by the earthquake. After one week, 96.00% of the beds will be back in service. By 30 days, 99.00% will be operational.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on day 1
Hospitals	2	0	0	2
Schools	23	0	0	23
EOCs	1	0	0	1
PoliceStations	2	0	0	2
FireStations	4	0	0	4

Transportation Lifeline Damage



Table 6: Expected Damage to the Transportation Systems

System	Component	Number of Locations_				
		Locations/ Segments	With at Least Mod. Damage	With Complete Damage	With Functionality > 50 %	
					After Day 1	After Day 7
Highway	Segments	110	0	0	110	110
	Bridges	51	0	0	51	51
	Tunnels	0	0	0	0	0
Railways	Segments	13	0	0	12	12
	Bridges	8	0	0	8	8
	Tunnels	0	0	0	0	0
	Facilities	1	0	0	1	1
Light Rail	Segments	0	0	0	0	0
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Bus	Facilities	1	0	0	1	1
Ferry	Facilities	0	0	0	0	0
Port	Facilities	0	0	0	0	0
Airport	Facilities	0	0	0	0	0
	Runways	0	0	0	0	0

Table 6 provides damage estimates for the transportation system.

Note: Roadway segments, railroad tracks and light rail tracks are assumed to be damaged by ground failure only. If ground failure maps are not provided, damage estimates to these components will not be computed.

Tables 7-9 provide information on the damage to the utility lifeline systems. Table 7 provides damage to the utility system facilities. Table 8 provides estimates on the number of leaks and breaks by the pipelines of the utility systems. For electric power and potable water, Hazus performs a simplified system performance analysis. Table 9 provides a summary of the system performance information.

Table 7 : Expected Utility System Facility Damage

System	# of Locations				
	Total #	With at Least Moderate Damage	With Complete Damage	with Functionality > 50 %	
				After Day 1	After Day 7
Potable Water	0	0	0	0	0
Waste Water	1	0	0	0	0
Natural Gas	0	0	0	0	0
Oil Systems	0	0	0	0	0
Electrical Power	4	0	0	0	0
Communication	5	0	0	0	0

Table 8 : Expected Utility System Pipeline Damage (Site Specific)

System	Total Pipelines Length (miles)	Number of Leaks	Number of Breaks
Potable Water	218	0	0
Waste Water	131	0	0
Natural Gas	14	0	0
Oil	0	0	0

Table 9: Expected Potable Water and Electric Power System Performance

	Total # of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water						
Electric Power						

Induced Earthquake Damage

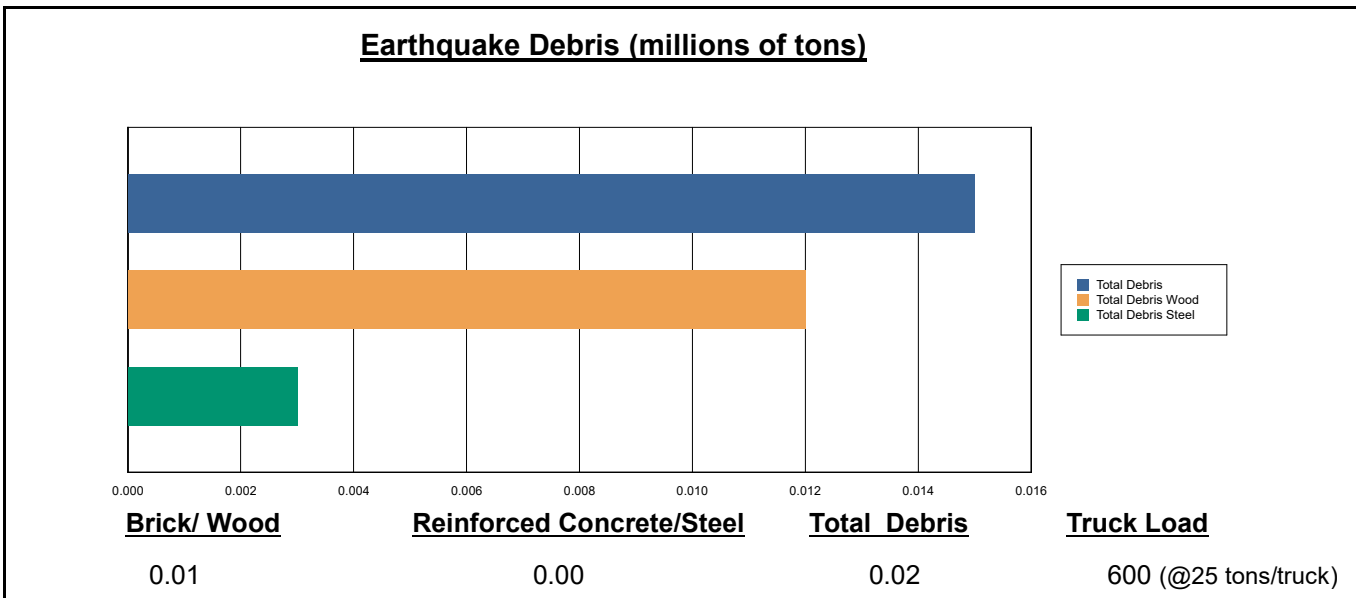
Fire Following Earthquake

Fires often occur after an earthquake. Because of the number of fires and the lack of water to fight the fires, they can often burn out of control. Hazus uses a Monte Carlo simulation model to estimate the number of ignitions and the amount of burnt area. For this scenario, the model estimates that there will be 0 ignitions that will burn about 0.00 sq. mi 0.00 % of the region's total area.) The model also estimates that the fires will displace about 0 people and burn about 0 (millions of dollars) of building value.

Debris Generation

Hazus estimates the amount of debris that will be generated by the earthquake. The model breaks the debris into two general categories: a) Brick/Wood and b) Reinforced Concrete/Steel. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 15,000 tons of debris will be generated. Of the total amount, Brick/Wood comprises 80.00% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to an estimated number of truckloads, it will require 600 truckloads (@25 tons/truck) to remove the debris generated by the earthquake.

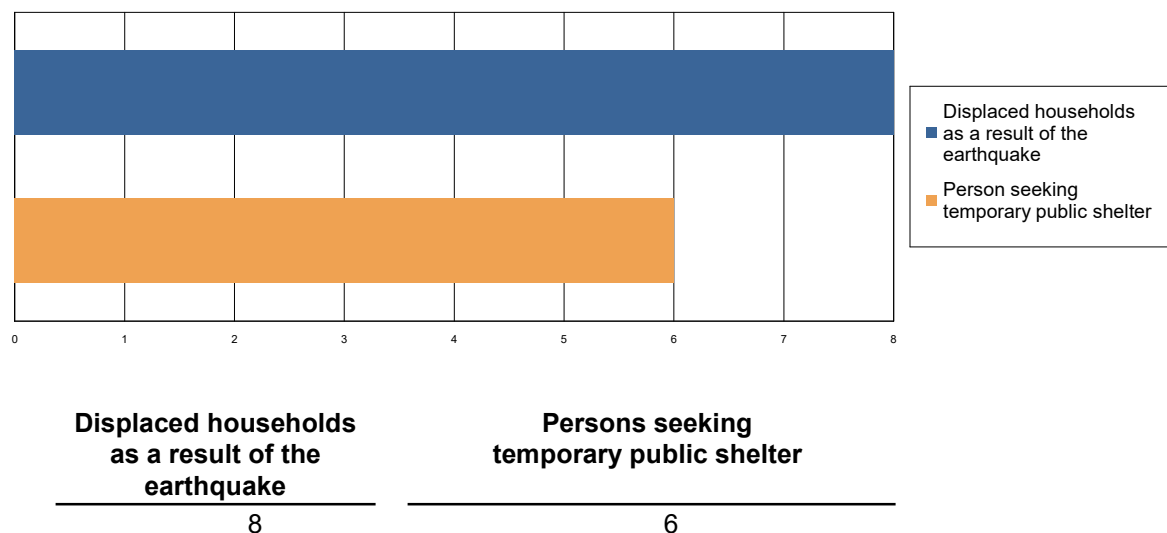


Social Impact

Shelter Requirement

Hazus estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 8 households to be displaced due to the earthquake. Of these, 6 people (out of a total population of 38,238) will seek temporary shelter in public shelters.

Displaced Households/ Persons Seeking Short Term Public Shelter



Casualties

Hazus estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows;

- Severity Level 1: Injuries will require medical attention but hospitalization is not needed.
- Severity Level 2: Injuries will require hospitalization but are not considered life-threatening
- Severity Level 3: Injuries will require hospitalization and can become life threatening if not promptly treated.
- Severity Level 4: Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day: 2:00 AM, 2:00 PM and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial and industrial sector loads are maximum and 5:00 PM represents peak commute time.

Table 10 provides a summary of the casualties estimated for this earthquake

Table 10: Casualty Estimates

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	0.17	0.02	0.00	0.00
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.13	0.02	0.00	0.00
	Other-Residential	2.07	0.18	0.01	0.01
	Single Family	1.17	0.16	0.02	0.03
	Total	4	0	0	0
2 PM	Commercial	9.47	1.38	0.13	0.24
	Commuting	0.00	0.00	0.00	0.00
	Educational	1.00	0.14	0.01	0.02
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.94	0.14	0.01	0.03
	Other-Residential	0.58	0.05	0.00	0.00
	Single Family	0.34	0.05	0.00	0.01
	Total	12	2	0	0
5 PM	Commercial	5.75	0.84	0.08	0.15
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.02	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.59	0.09	0.01	0.02
	Other-Residential	0.81	0.07	0.00	0.00
	Single Family	0.46	0.07	0.01	0.01
	Total	8	1	0	0

Economic Loss

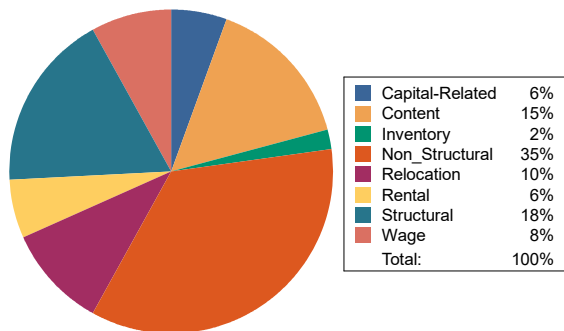
The total economic loss estimated for the earthquake is 39.05 (millions of dollars), which includes building and lifeline related losses based on the region's available inventory. The following three sections provide more detailed information about these losses.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

The total building-related losses were 38.87 (millions of dollars); 30 % of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 24 % of the total loss. Table 11 below provides a summary of the losses associated with the building damage.

Earthquake Losses by Loss Type (\$ millions)



Earthquake Losses by Occupancy Type (\$ millions)

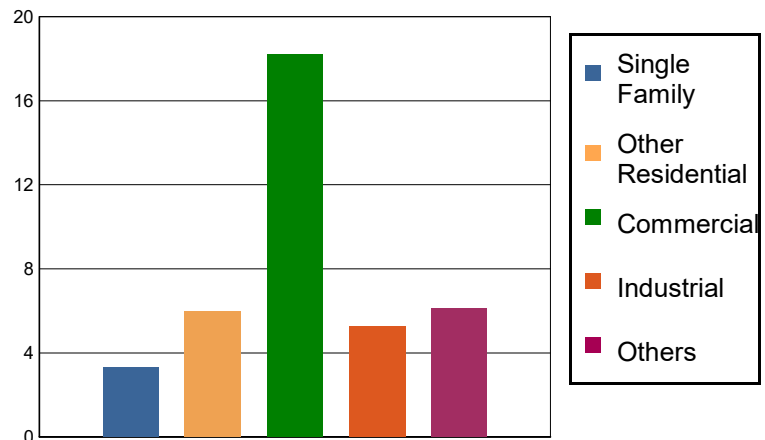


Table 11: Building-Related Economic Loss Estimates
(Millions of dollars)

Category	Area	Single Family	Other Residential	Commercial	Industrial	Others	Total
Income Losses							
	Wage	0.0000	0.1483	2.2677	0.1597	0.5609	3.1366
	Capital-Related	0.0000	0.0630	1.9357	0.0958	0.0468	2.1413
	Rental	0.0945	0.5010	1.3630	0.0778	0.2416	2.2779
	Relocation	0.3342	0.3437	2.0145	0.4013	0.9698	4.0635
	Subtotal	0.4287	1.0560	7.5809	0.7346	1.8191	11.6193
Capital Stock Losses							
	Structural	0.6559	0.8447	3.1845	1.1395	1.0565	6.8811
	Non_Structural	1.7404	3.1681	4.7092	1.9273	2.1692	13.7142
	Content	0.4936	0.8954	2.2275	1.2698	1.0795	5.9658
	Inventory	0.0000	0.0000	0.4858	0.1982	0.0096	0.6936
	Subtotal	2.8899	4.9082	10.6070	4.5348	4.3148	27.2547
	Total	3.32	5.96	18.19	5.27	6.13	38.87

Transportation and Utility Lifeline Losses

For the transportation and utility lifeline systems, Hazus computes the direct repair cost for each component only. There are no losses computed by Hazus for business interruption due to lifeline outages. Tables 12 & 13 provide a detailed breakdown in the expected lifeline losses.

Table 12: Transportation System Economic Losses
(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Highway	Segments	764.6400	0.0000	0.00
	Bridges	496.6467	0.0100	0.00
	Tunnels	0.0000	0.0000	0.00
	Subtotal	1261.2867	0.0100	
Railways	Segments	1247.1324	0.0000	0.00
	Bridges	41.5200	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	2.6630	0.0844	3.17
	Subtotal	1291.3154	0.0844	
Light Rail	Segments	0.0000	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Bus	Facilities	1.9912	0.0764	3.84
	Subtotal	1.9912	0.0764	
Ferry	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Port	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Airport	Facilities	0.0000	0.0000	0.00
	Runways	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
	Total	2,554.59	0.17	

Table 13: Utility System Economic Losses

(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Potable Water	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Line	7.0103	0.0000	0.00
	Subtotal	7.0103	0.0000	
Waste Water	Pipelines	0.0000	0.0000	0.00
	Facilities	156.8418	0.0000	0.00
	Distribution Line	4.2062	0.0000	0.00
	Subtotal	161.0480	0.0000	
Natural Gas	Pipelines	138.4491	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Line	2.8041	0.0000	0.00
	Subtotal	141.2532	0.0000	
Oil Systems	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Electrical Power	Facilities	344.1621	0.0000	0.00
	Subtotal	344.1621	0.0000	
Communication	Facilities	0.5800	0.0000	0.00
	Subtotal	0.5800	0.0000	
	Total	654.05	0.00	

Appendix A: County Listing for the Region

Hampden, MA

Appendix B: Regional Population and Building Value Data

State	County Name	Population	Building Value (millions of dollars)		
			Residential	Non-Residential	Total
Massachusetts	Hampden	38,238	3,322	3,613	6,935
Total Region		38,238	3,322	3,613	6,935

Hazus: Earthquake Global Risk Report

Region Name	Holyoke
Earthquake Scenario:	2500yr_mag7
Print Date:	September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific earthquake. These results can be improved by using enhanced inventory, geotechnical, and observed ground motion data.

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General Description of the Region

Hazus-MH is a regional earthquake loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The earthquake loss estimates provided in this report was based on a region that includes 1 county(ies) from the following state(s):

Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 22.83 square miles and contains 11 census tracts. There are over 15 thousand households in the region which has a total population of 38,238 people. The distribution of population by Total Region and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 (millions of dollars). Approximately 81.00 % of the buildings (and 48.00% of the building value) are associated with residential housing.

The replacement value of the transportation and utility lifeline systems is estimated to be 2,554 and 654 (millions of dollars) , respectively.

Building and Lifeline Inventory

Building Inventory

Hazus estimates that there are 9 thousand buildings in the region which have an aggregate total replacement value of 6,935 (millions of dollars) . Appendix B provides a general distribution of the building value by Total Region and County.

In terms of building construction types found in the region, wood frame construction makes up 73% of the building inventory. The remaining percentage is distributed between the other general building types.

Critical Facility Inventory

Hazus breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities. With respect to high potential loss facilities (HPL), there are no dams identified within the inventory. The inventory also includes no hazardous material sites, no military installations and no nuclear power plants.

Transportation and Utility Lifeline Inventory

Within Hazus, the lifeline inventory is divided between transportation and utility lifeline systems. There are seven (7) transportation systems that include highways, railways, light rail, bus, ports, ferry and airports. There are six (6) utility systems that include potable water, wastewater, natural gas, crude & refined oil, electric power and communications. The lifeline inventory data are provided in Tables 1 and 2.

The total value of the lifeline inventory is over 3,208.00 (millions of dollars). This inventory includes over 67.73 miles of highways, 51 bridges, 361.64 miles of pipes.

Table 1: Transportation System Lifeline Inventory

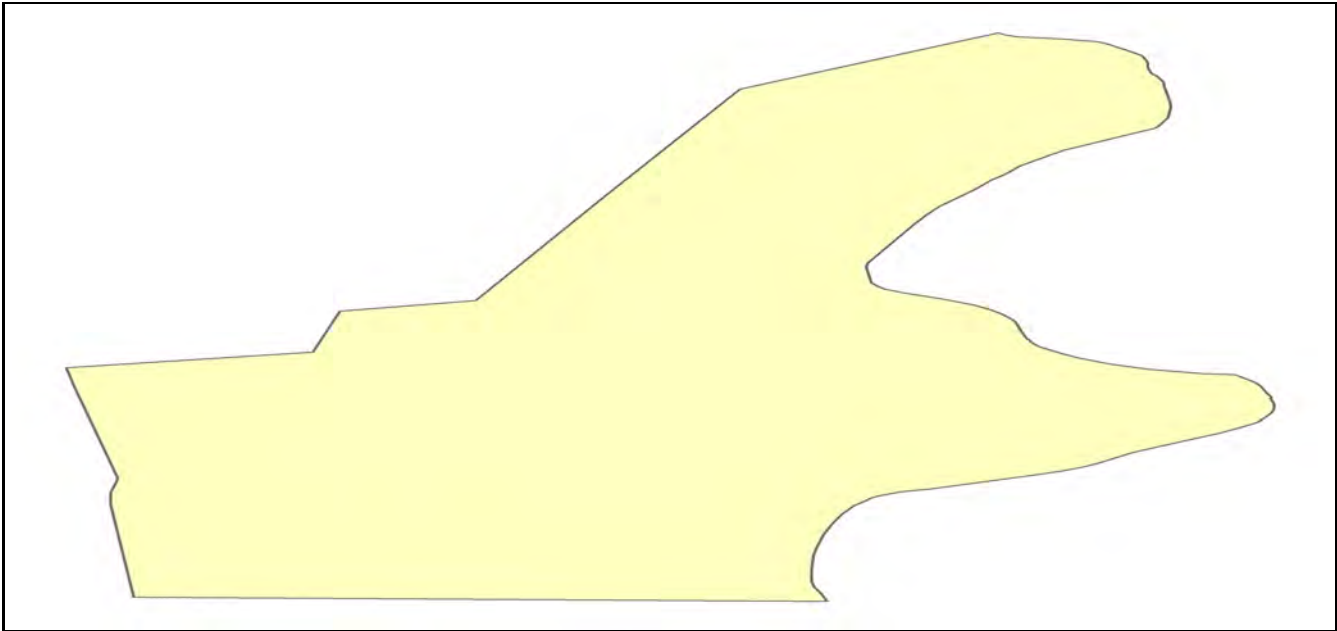
System	Component	# Locations/ # Segments	Replacement value (millions of dollars)
Highway	Bridges	51	496.6467
	Segments	110	764.6400
	Tunnels	0	0.0000
	Subtotal		1261.2867
Railways	Bridges	8	41.5200
	Facilities	1	2.6630
	Segments	13	1247.1324
	Tunnels	0	0.0000
	Subtotal		1291.3154
Light Rail	Bridges	0	0.0000
	Facilities	0	0.0000
	Segments	0	0.0000
	Tunnels	0	0.0000
	Subtotal		0.0000
Bus	Facilities	1	1.9912
	Subtotal		1.9912
Ferry	Facilities	0	0.0000
	Subtotal		0.0000
Port	Facilities	0	0.0000
	Subtotal		0.0000
Airport	Facilities	0	0.0000
	Runways	0	0.0000
	Subtotal		0.0000
Total			2,554.60

Table 2: Utility System Lifeline Inventory

System	Component	# Locations / Segments	Replacement value (millions of dollars)
Potable Water	Distribution Lines	NA	7.0103
	Facilities	0	0.0000
	Pipelines	0	0.0000
	Subtotal		7.0103
Waste Water	Distribution Lines	NA	4.2062
	Facilities	1	156.8418
	Pipelines	0	0.0000
	Subtotal		161.0480
Natural Gas	Distribution Lines	NA	2.8041
	Facilities	0	0.0000
	Pipelines	2	138.4491
	Subtotal		141.2532
Oil Systems	Facilities	0	0.0000
	Pipelines	0	0.0000
	Subtotal		0.0000
Electrical Power	Facilities	4	344.1621
	Subtotal		344.1621
Communication	Facilities	5	0.5800
	Subtotal		0.5800
		Total	654.10

Earthquake Scenario

Hazus uses the following set of information to define the earthquake parameters used for the earthquake loss estimate provided in this report.



Scenario Name	2500yr_mag7
Type of Earthquake	Probabilistic
Fault Name	NA
Historical Epicenter ID #	NA
Probabilistic Return Period	2,500.00
Longitude of Epicenter	NA
Latitude of Epicenter	NA
Earthquake Magnitude	7.00
Depth (km)	NA
Rupture Length (Km)	NA
Rupture Orientation (degrees)	NA
Attenuation Function	NA

Direct Earthquake Damage

Building Damage

Hazus estimates that about 232 buildings will be at least moderately damaged. This is over 2.00 % of the buildings in the region. There are an estimated 3 buildings that will be damaged beyond repair. The definition of the 'damage states' is provided in Volume 1: Chapter 5 of the Hazus technical manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 below summarizes the expected damage by general building type.

Damage Categories by General Occupancy Type

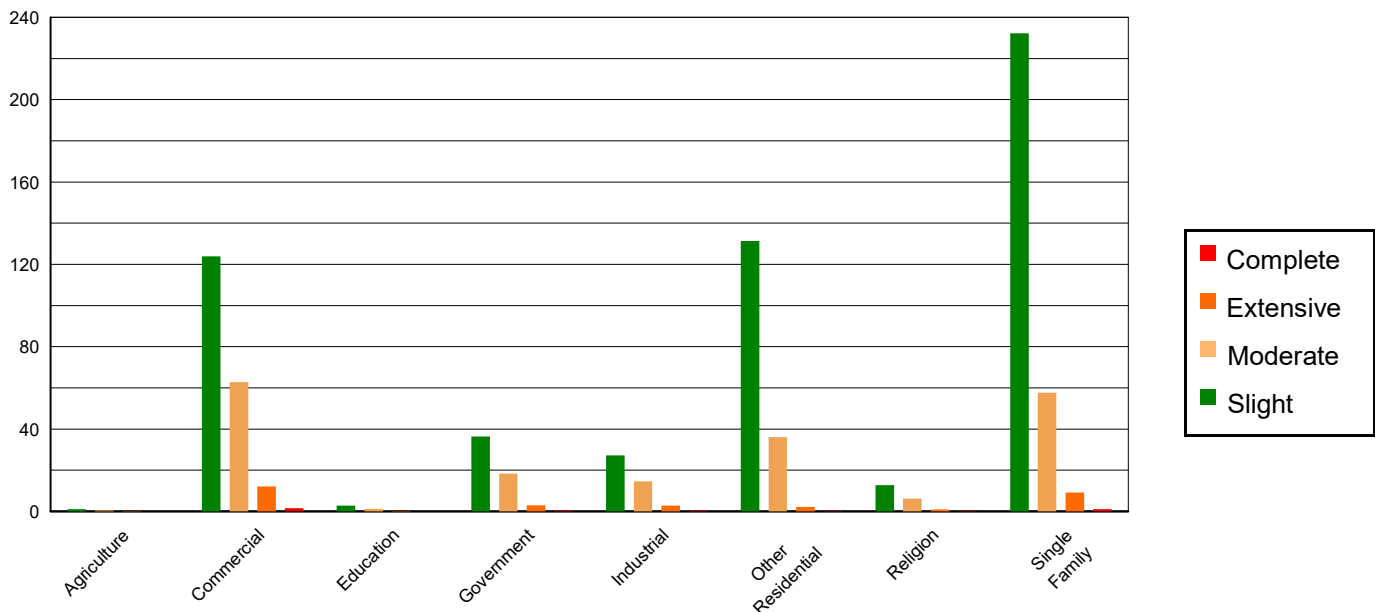


Table 3: Expected Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	12.21	0.14	1.12	0.20	0.54	0.27	0.12	0.40	0.02	0.51
Commercial	868.64	10.19	123.84	21.81	62.89	31.84	12.08	39.23	1.55	41.94
Education	25.66	0.30	2.79	0.49	1.28	0.65	0.24	0.78	0.03	0.82
Government	272.94	3.20	36.39	6.41	18.30	9.26	3.04	9.89	0.32	8.76
Industrial	182.92	2.15	27.27	4.80	14.56	7.37	2.88	9.34	0.36	9.86
Other Residential	2130.25	25.00	131.41	23.14	36.06	18.26	2.17	7.05	0.11	3.00
Religion	81.92	0.96	12.78	2.25	6.18	3.13	1.00	3.25	0.12	3.20
Single Family	4947.61	58.06	232.25	40.90	57.71	29.22	9.26	30.05	1.18	31.91
Total	8,522		568		198		31		4	

Table 4: Expected Building Damage by Building Type (All Design Levels)

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Wood	6512.09	76.41	258.13	45.46	31.24	15.82	1.05	3.42	0.00	0.00
Steel	600.39	7.05	51.97	9.15	26.63	13.48	2.23	7.23	0.13	3.46
Concrete	36.91	0.43	3.36	0.59	1.67	0.84	0.14	0.47	0.00	0.13
Precast	22.57	0.26	2.30	0.41	1.72	0.87	0.41	1.32	0.01	0.19
RM	14.15	0.17	1.13	0.20	0.49	0.25	0.05	0.16	0.00	0.10
URM	1336.03	15.68	250.96	44.19	135.76	68.73	26.92	87.40	3.55	96.13
MH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	8,522		568		198		31		4	

*Note:

RM Reinforced Masonry
URM Unreinforced Masonry
MH Manufactured Housing

Essential Facility Damage

Before the earthquake, the region had 329 hospital beds available for use. On the day of the earthquake, the model estimates that only 274 hospital beds (83.00%) are available for use by patients already in the hospital and those injured by the earthquake. After one week, 93.00% of the beds will be back in service. By 30 days, 99.00% will be operational.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on day 1
Hospitals	2	0	0	2
Schools	23	0	0	23
EOCs	1	0	0	1
PoliceStations	2	0	0	2
FireStations	4	0	0	4

Transportation Lifeline Damage



Table 6: Expected Damage to the Transportation Systems

System	Component	Number of Locations_				
		Locations/ Segments	With at Least Mod. Damage	With Complete Damage	With Functionality > 50 %	
					After Day 1	After Day 7
Highway	Segments	110	0	0	110	110
	Bridges	51	0	0	51	51
	Tunnels	0	0	0	0	0
Railways	Segments	13	0	0	12	12
	Bridges	8	0	0	8	8
	Tunnels	0	0	0	0	0
	Facilities	1	0	0	1	1
Light Rail	Segments	0	0	0	0	0
	Bridges	0	0	0	0	0
	Tunnels	0	0	0	0	0
	Facilities	0	0	0	0	0
Bus	Facilities	1	0	0	1	1
Ferry	Facilities	0	0	0	0	0
Port	Facilities	0	0	0	0	0
Airport	Facilities	0	0	0	0	0
	Runways	0	0	0	0	0

Table 6 provides damage estimates for the transportation system.

Note: Roadway segments, railroad tracks and light rail tracks are assumed to be damaged by ground failure only. If ground failure maps are not provided, damage estimates to these components will not be computed.

Tables 7-9 provide information on the damage to the utility lifeline systems. Table 7 provides damage to the utility system facilities. Table 8 provides estimates on the number of leaks and breaks by the pipelines of the utility systems. For electric power and potable water, Hazus performs a simplified system performance analysis. Table 9 provides a summary of the system performance information.

Table 7 : Expected Utility System Facility Damage

System	# of Locations				
	Total #	With at Least Moderate Damage	With Complete Damage	with Functionality > 50 %	
				After Day 1	After Day 7
Potable Water	0	0	0	0	0
Waste Water	1	0	0	0	0
Natural Gas	0	0	0	0	0
Oil Systems	0	0	0	0	0
Electrical Power	4	0	0	0	0
Communication	5	0	0	0	0

Table 8 : Expected Utility System Pipeline Damage (Site Specific)

System	Total Pipelines Length (miles)	Number of Leaks	Number of Breaks
Potable Water	218	0	0
Waste Water	131	0	0
Natural Gas	14	0	0
Oil	0	0	0

Table 9: Expected Potable Water and Electric Power System Performance

	Total # of Households	Number of Households without Service				
		At Day 1	At Day 3	At Day 7	At Day 30	At Day 90
Potable Water						
Electric Power						

Induced Earthquake Damage

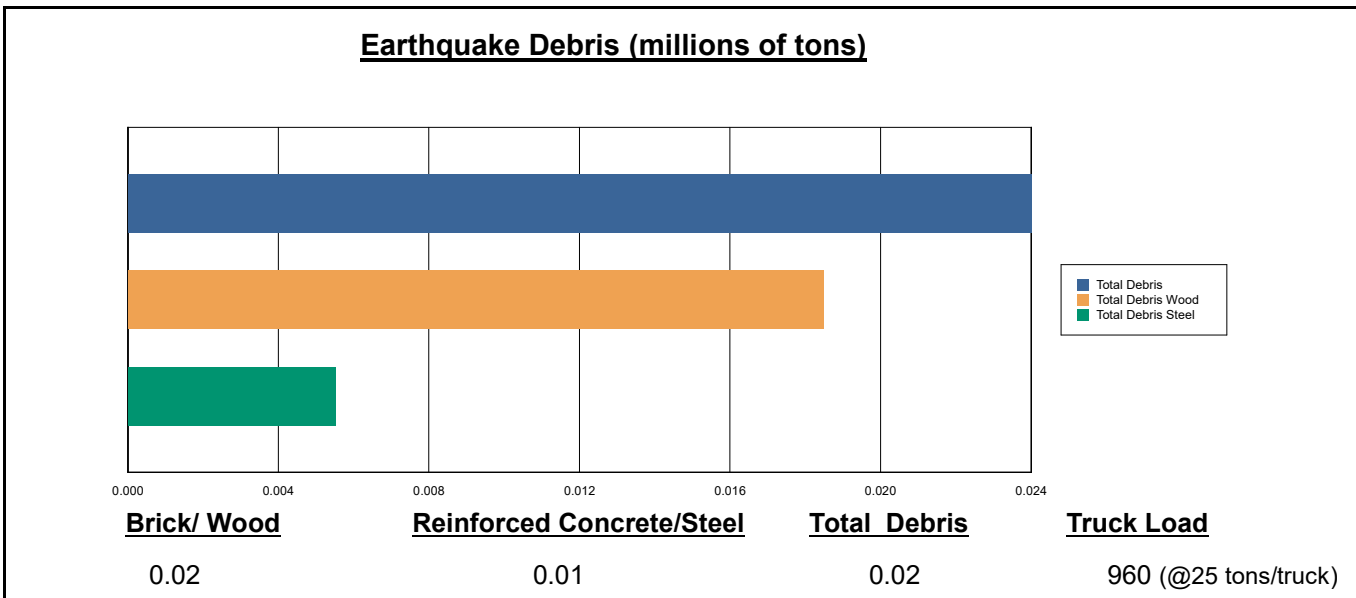
Fire Following Earthquake

Fires often occur after an earthquake. Because of the number of fires and the lack of water to fight the fires, they can often burn out of control. Hazus uses a Monte Carlo simulation model to estimate the number of ignitions and the amount of burnt area. For this scenario, the model estimates that there will be 0 ignitions that will burn about 0.00 sq. mi 0.00 % of the region's total area.) The model also estimates that the fires will displace about 0 people and burn about 0 (millions of dollars) of building value.

Debris Generation

Hazus estimates the amount of debris that will be generated by the earthquake. The model breaks the debris into two general categories: a) Brick/Wood and b) Reinforced Concrete/Steel. This distinction is made because of the different types of material handling equipment required to handle the debris.

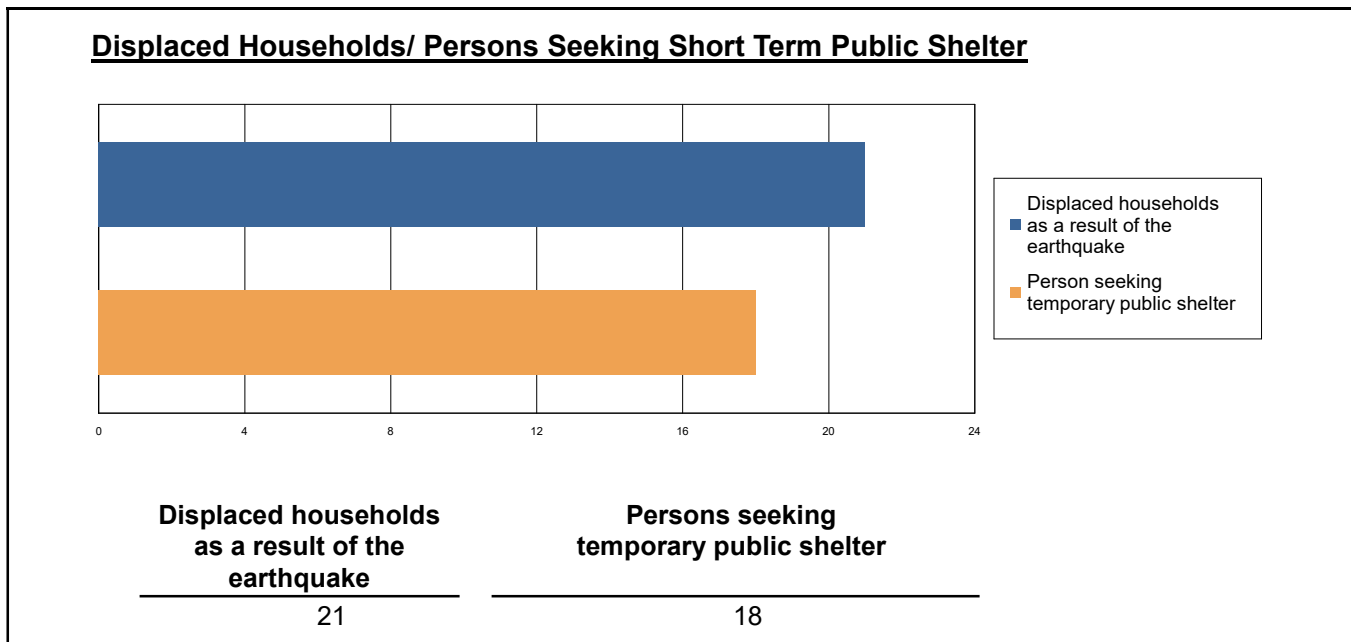
The model estimates that a total of 24,000 tons of debris will be generated. Of the total amount, Brick/Wood comprises 77.00% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to an estimated number of truckloads, it will require 960 truckloads (@25 tons/truck) to remove the debris generated by the earthquake.



Social Impact

Shelter Requirement

Hazus estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 21 households to be displaced due to the earthquake. Of these, 18 people (out of a total population of 38,238) will seek temporary shelter in public shelters.



Casualties

Hazus estimates the number of people that will be injured and killed by the earthquake. The casualties are broken down into four (4) severity levels that describe the extent of the injuries. The levels are described as follows;

- Severity Level 1: Injuries will require medical attention but hospitalization is not needed.
- Severity Level 2: Injuries will require hospitalization but are not considered life-threatening
- Severity Level 3: Injuries will require hospitalization and can become life threatening if not promptly treated.
- Severity Level 4: Victims are killed by the earthquake.

The casualty estimates are provided for three (3) times of day: 2:00 AM, 2:00 PM and 5:00 PM. These times represent the periods of the day that different sectors of the community are at their peak occupancy loads. The 2:00 AM estimate considers that the residential occupancy load is maximum, the 2:00 PM estimate considers that the educational, commercial and industrial sector loads are maximum and 5:00 PM represents peak commute time.

Table 10 provides a summary of the casualties estimated for this earthquake

Table 10: Casualty Estimates

		Level 1	Level 2	Level 3	Level 4
2 AM	Commercial	0.29	0.05	0.00	0.01
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.00	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	0.22	0.04	0.00	0.01
	Other-Residential	3.91	0.40	0.02	0.03
	Single Family	2.06	0.31	0.03	0.06
	Total	6	1	0	0
2 PM	Commercial	16.40	2.63	0.27	0.51
	Commuting	0.00	0.00	0.00	0.00
	Educational	1.76	0.26	0.03	0.05
	Hotels	0.00	0.00	0.00	0.00
	Industrial	1.61	0.27	0.03	0.05
	Other-Residential	1.10	0.12	0.01	0.01
	Single Family	0.60	0.09	0.01	0.02
	Total	21	3	0	1
5 PM	Commercial	9.96	1.60	0.17	0.31
	Commuting	0.00	0.00	0.00	0.00
	Educational	0.04	0.00	0.00	0.00
	Hotels	0.00	0.00	0.00	0.00
	Industrial	1.00	0.17	0.02	0.03
	Other-Residential	1.53	0.16	0.01	0.01
	Single Family	0.82	0.13	0.01	0.03
	Total	13	2	0	0

Economic Loss

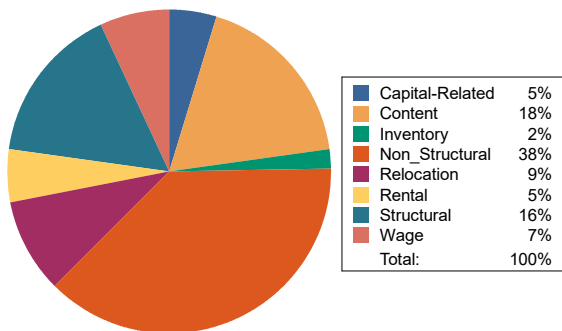
The total economic loss estimated for the earthquake is 73.21 (millions of dollars), which includes building and lifeline related losses based on the region's available inventory. The following three sections provide more detailed information about these losses.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

The total building-related losses were 72.91 (millions of dollars); 27 % of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 25 % of the total loss. Table 11 below provides a summary of the losses associated with the building damage.

Earthquake Losses by Loss Type (\$ millions)



Earthquake Losses by Occupancy Type (\$ millions)

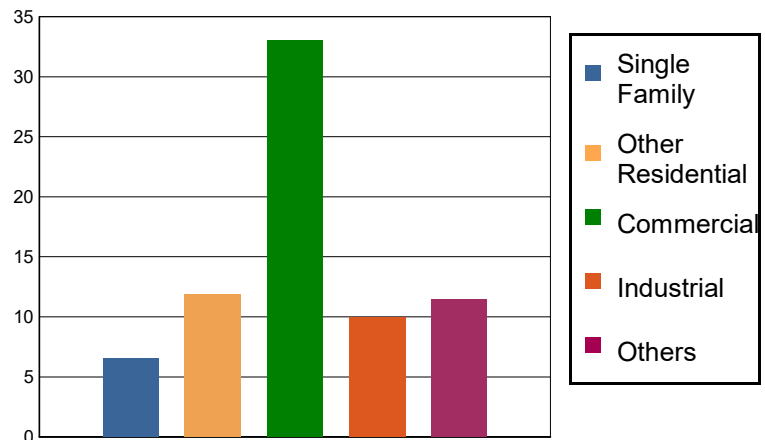


Table 11: Building-Related Economic Loss Estimates
(Millions of dollars)

Category	Area	Single Family	Other Residential	Commercial	Industrial	Others	Total
Income Losses							
	Wage	0.0000	0.2580	3.7573	0.2560	0.8936	5.1649
	Capital-Related	0.0000	0.1097	3.1960	0.1536	0.0770	3.5363
	Rental	0.1627	0.9420	2.1767	0.1246	0.4136	3.8196
	Relocation	0.5747	0.6716	3.3080	0.6503	1.6684	6.8730
	Subtotal	0.7374	1.9813	12.4380	1.1845	3.0526	19.3938
Capital Stock Losses							
	Structural	1.1302	1.5407	5.2067	1.8326	1.7751	11.4853
	Non_Structural	3.5508	6.4609	9.3403	3.8780	4.2540	27.4840
	Content	1.1488	1.9038	4.9399	2.6710	2.3738	13.0373
	Inventory	0.0000	0.0000	1.0713	0.4163	0.0202	1.5078
	Subtotal	5.8298	9.9054	20.5582	8.7979	8.4231	53.5144
Total		6.57	11.89	33.00	9.98	11.48	72.91

Transportation and Utility Lifeline Losses

For the transportation and utility lifeline systems, Hazus computes the direct repair cost for each component only. There are no losses computed by Hazus for business interruption due to lifeline outages. Tables 12 & 13 provide a detailed breakdown in the expected lifeline losses.

Table 12: Transportation System Economic Losses
(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Highway	Segments	764.6400	0.0000	0.00
	Bridges	496.6467	0.0424	0.01
	Tunnels	0.0000	0.0000	0.00
	Subtotal	1261.2867	0.0424	
Railways	Segments	1247.1324	0.0000	0.00
	Bridges	41.5200	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	2.6630	0.1388	5.21
	Subtotal	1291.3154	0.1388	
Light Rail	Segments	0.0000	0.0000	0.00
	Bridges	0.0000	0.0000	0.00
	Tunnels	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Bus	Facilities	1.9912	0.1193	5.99
	Subtotal	1.9912	0.1193	
Ferry	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Port	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Airport	Facilities	0.0000	0.0000	0.00
	Runways	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
	Total	2,554.59	0.30	

Table 13: Utility System Economic Losses

(Millions of dollars)

System	Component	Inventory Value	Economic Loss	Loss Ratio (%)
Potable Water	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Line	7.0103	0.0000	0.00
	Subtotal	7.0103	0.0000	
Waste Water	Pipelines	0.0000	0.0000	0.00
	Facilities	156.8418	0.0000	0.00
	Distribution Line	4.2062	0.0000	0.00
	Subtotal	161.0480	0.0000	
Natural Gas	Pipelines	138.4491	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Distribution Line	2.8041	0.0000	0.00
	Subtotal	141.2532	0.0000	
Oil Systems	Pipelines	0.0000	0.0000	0.00
	Facilities	0.0000	0.0000	0.00
	Subtotal	0.0000	0.0000	
Electrical Power	Facilities	344.1621	0.0000	0.00
	Subtotal	344.1621	0.0000	
Communication	Facilities	0.5800	0.0000	0.00
	Subtotal	0.5800	0.0000	
	Total	654.05	0.00	

Appendix A: County Listing for the Region

Hampden, MA

Appendix B: Regional Population and Building Value Data

State	County Name	Population	Building Value (millions of dollars)		
			Residential	Non-Residential	Total
Massachusetts	Hampden	38,238	3,322	3,613	6,935
Total Region		38,238	3,322	3,613	6,935



Hazus: Flood Global Risk Report

Region Name: Holyoke

Flood Scenario: Holyoke_Riverine

Print Date: Friday, September 20, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.



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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 5 square miles and contains 581 census blocks. The region contains over 15 thousand households and has a total population of 38,223 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 9,322 buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 80.97% of the buildings (and 47.90% of the building value) are associated with residential housing.



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Building Inventory

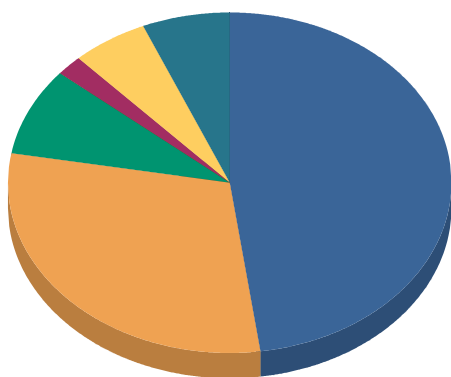
General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of 6,935 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,321,917	47.9%
Commercial	2,065,256	29.8%
Industrial	587,154	8.5%
Agricultural	6,134	0.1%
Religion	128,985	1.9%
Government	390,728	5.6%
Education	434,869	6.3%
Total	6,935,043	100%

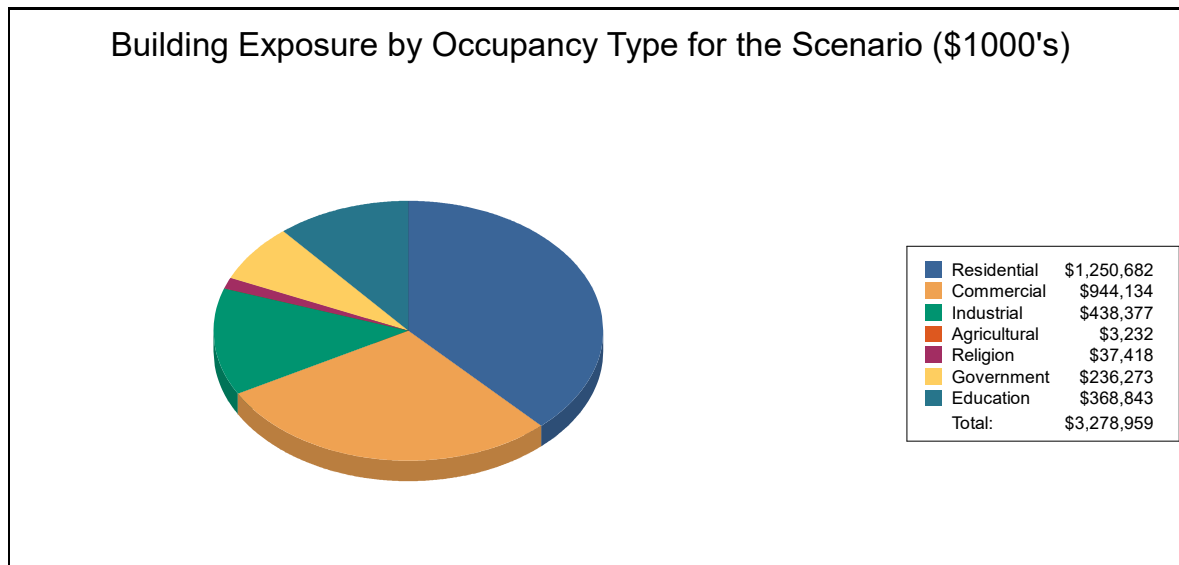
Building Exposure by Occupancy Type for the Study Region
(\$1000's)



Residential	\$3,321,917
Commercial	\$2,065,256
Industrial	\$587,154
Agricultural	\$6,134
Religion	\$128,985
Government	\$390,728
Education	\$434,869
Total:	\$6,935,043

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	1,250,682	38.1%
Commercial	944,134	28.8%
Industrial	438,377	13.4%
Agricultural	3,232	0.1%
Religion	37,418	1.1%
Government	236,273	7.2%
Education	368,843	11.2%
Total	3,278,959	100%



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation center.

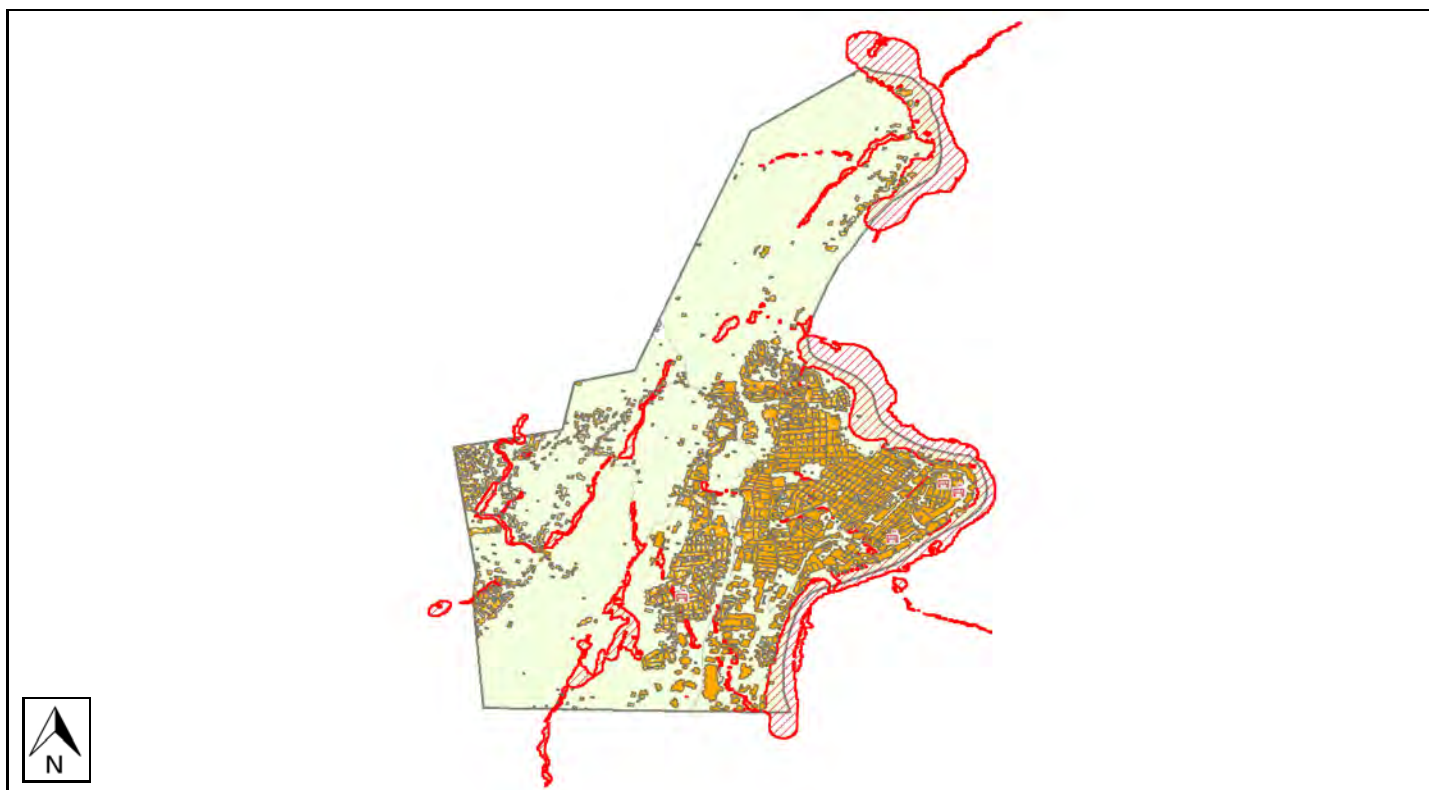
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Holyoke
Scenario Name:	Holyoke_Riverine
Return Period Analyzed:	10
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 11 buildings will be at least moderately damaged. This is over 62% of the total number of buildings in the scenario. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = \$300K) Overview Map

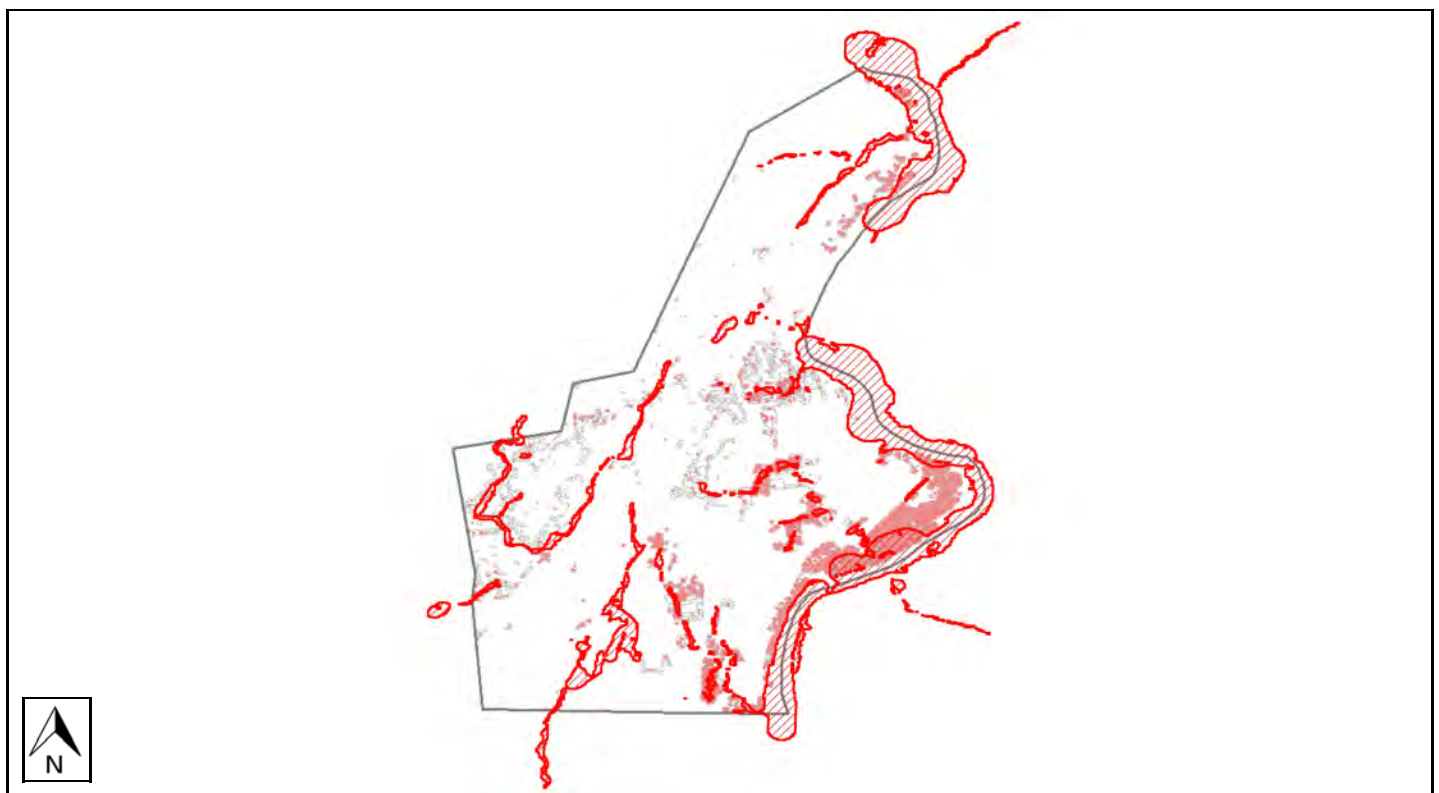


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	2	100	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	8	80	2	20	0	0	0	0	0	0	0	0
Industrial	2	67	1	33	0	0	0	0	0	0	0	0
Religion	1	100	0	0	0	0	0	0	0	0	0	0
Residential	41	84	8	16	0	0	0	0	0	0	0	0
Total	54		11		0		0		0		0	

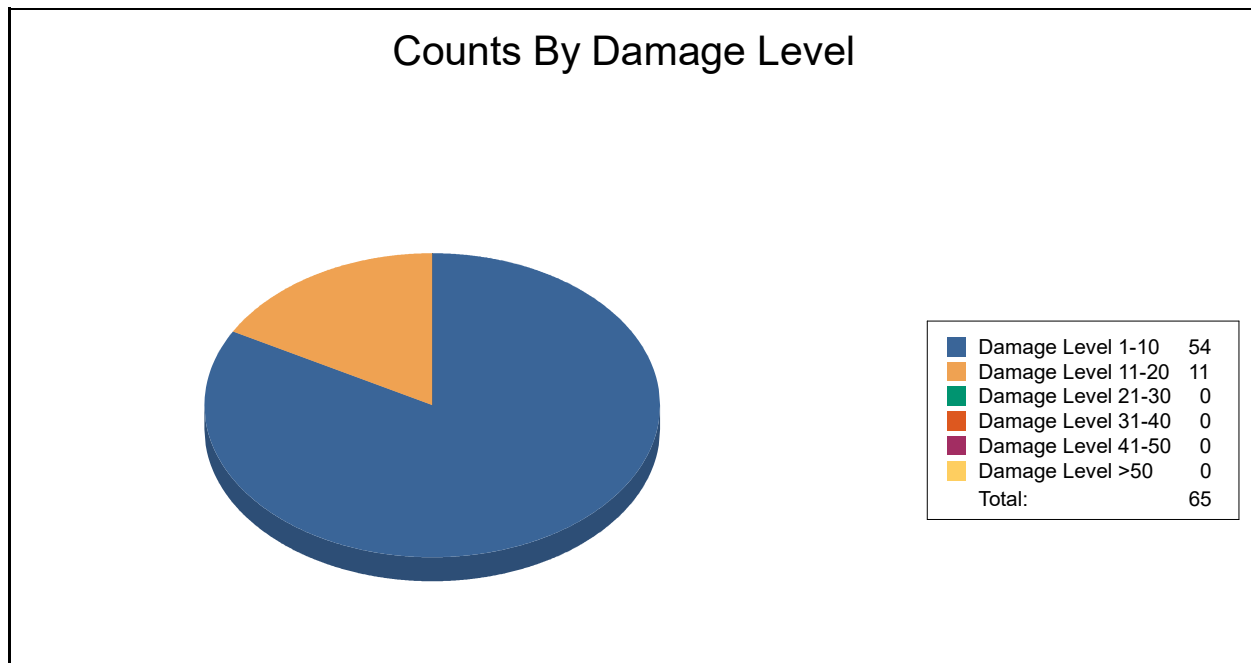


Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	9	75	3	25	0	0	0	0	0	0	0	0
Steel	3	100	0	0	0	0	0	0	0	0	0	0
Wood	40	83	8	17	0	0	0	0	0	0	0	0



Essential Facility Damage

Before the flood analyzed in this scenario, the region had 329 hospital beds available for use. On the day of the scenario flood event, the model estimates that 329 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	4	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	23	1	0	1

If this report displays all zeros or is blank, two possibilities can explain this.

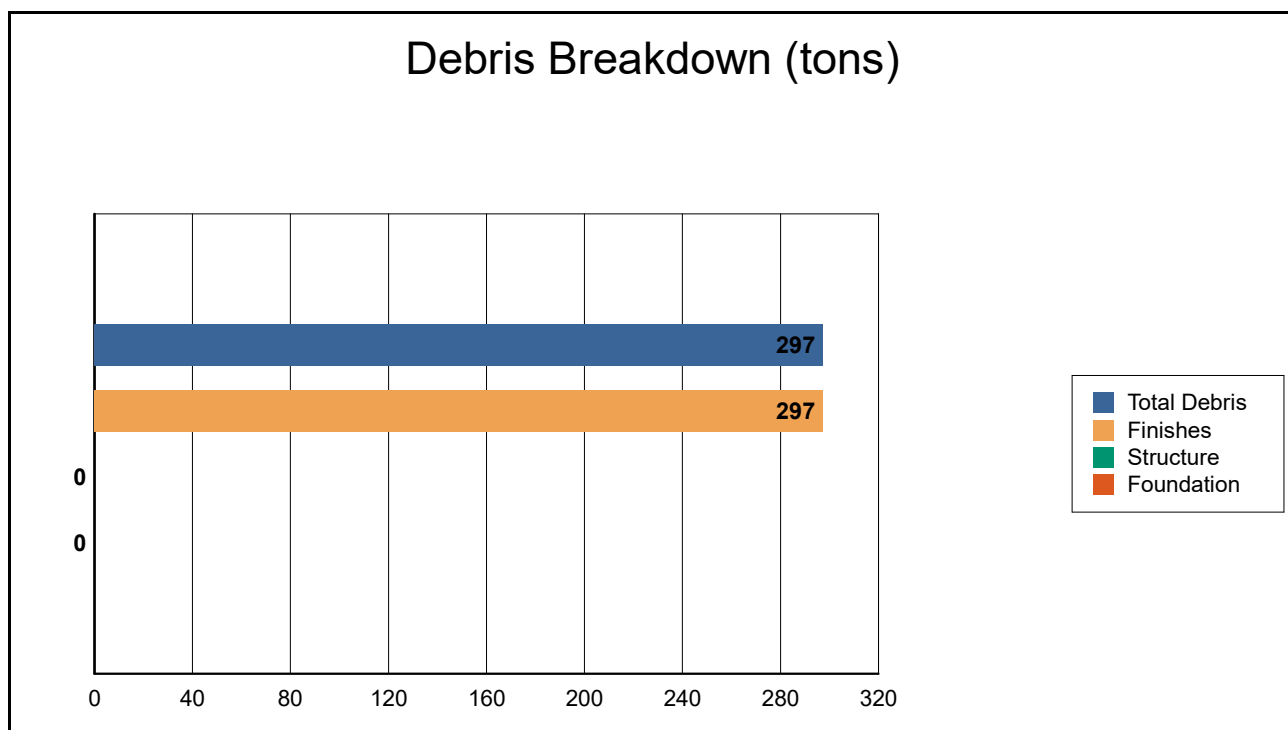
- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.



Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

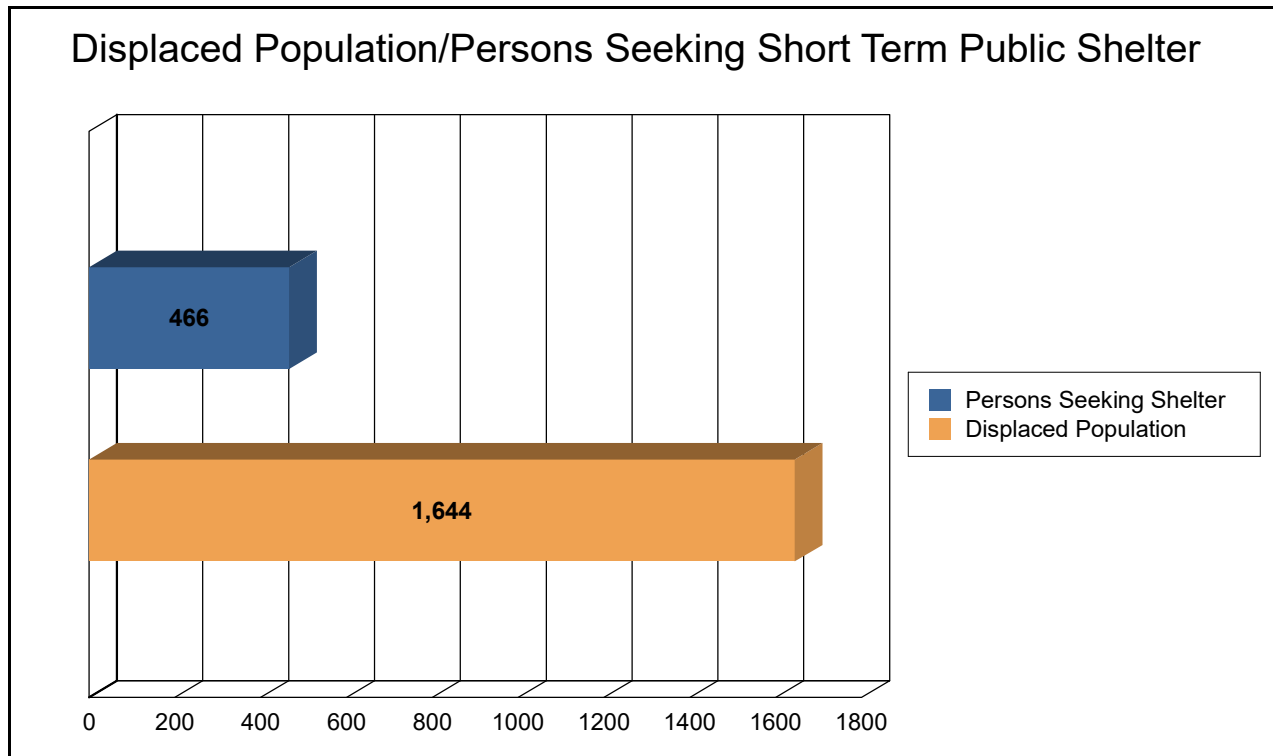


The model estimates that a total of 297 tons of debris will be generated. Of the total amount, Finishes comprises 100% of the total, Structure comprises 0% of the total, and Foundation comprises 0%. If the debris tonnage is converted into an estimated number of truckloads, it will require 12 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 548 households (or 1,644 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 466 people (out of a total population of 38,223) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 292.37 million dollars, which represents 8.92 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

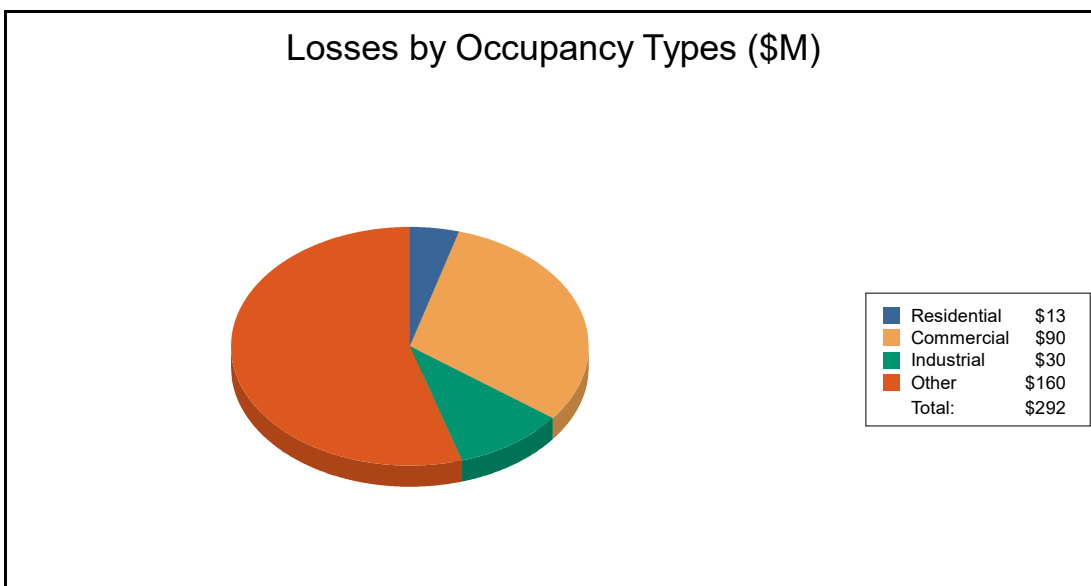
The total building-related losses were 67.60 million dollars. 77% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 4.58% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.



Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	2.77	3.97	7.51	2.42	16.66
	Content	2.38	12.11	16.07	14.61	45.18
	Inventory	0.00	3.24	2.43	0.10	5.76
	Subtotal	5.15	19.32	26.01	17.12	67.60
Business Interruption						
	Income	0.32	26.06	0.73	8.68	35.78
	Relocation	3.69	9.20	1.29	8.36	22.55
	Rental Income	3.47	6.40	0.26	2.68	12.81
	Wage	0.76	28.68	1.24	122.96	153.63
	Subtotal	8.23	70.34	3.52	142.69	224.77
ALL	Total	13.38	89.66	29.52	159.81	292.37





Appendix A: County Listing for the Region

Massachusetts

- Hampden



FEMA



Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Total Study Region	38,223	3,321,917	3,613,126	6,935,043



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Hazus: Flood Global Risk Report

Region Name: Holyoke

Flood Scenario: Holyoke_Riverine

Print Date: Friday, September 20, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

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Building Inventory

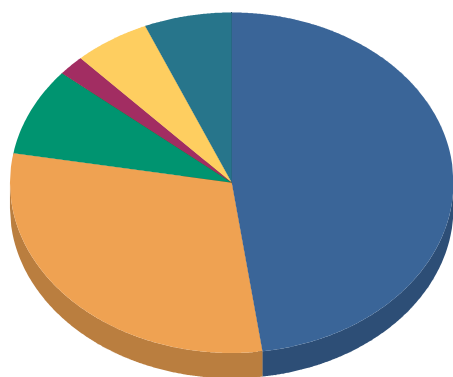
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Agricultural	6,134	0.1%
Religion	128,985	1.9%
Government	390,728	5.6%
Education	434,869	6.3%
Total	6,935,043	100%

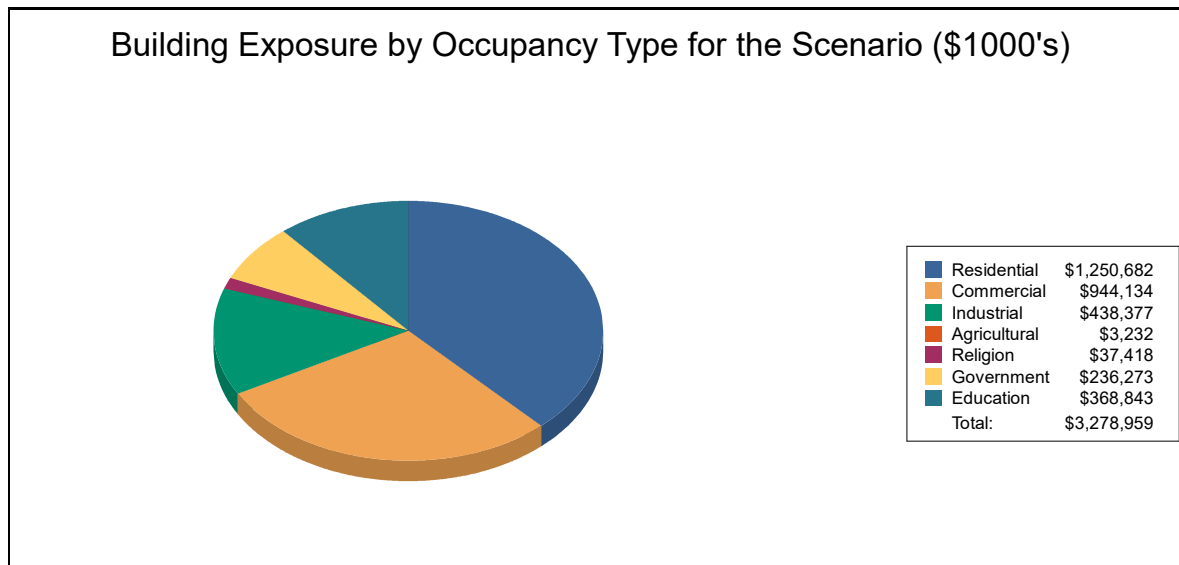
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Education	\$434,869
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Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	1,250,682	38.1%
Commercial	944,134	28.8%
Industrial	438,377	13.4%
Agricultural	3,232	0.1%
Religion	37,418	1.1%
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Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation center.

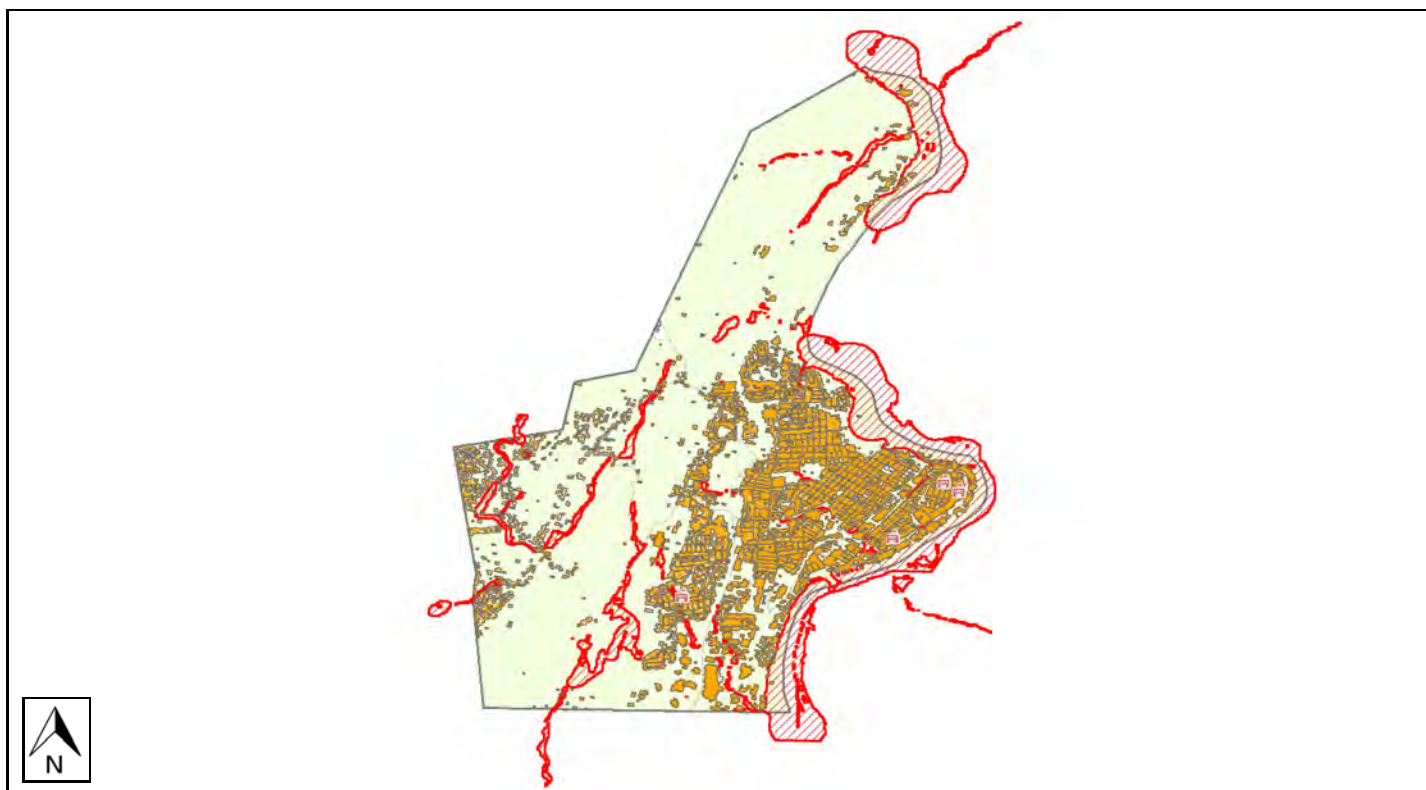
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Holyoke
Scenario Name:	Holyoke_Riverine
Return Period Analyzed:	25
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 25 buildings will be at least moderately damaged. This is over 74% of the total number of buildings in the scenario. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = \$300K) Overview Map

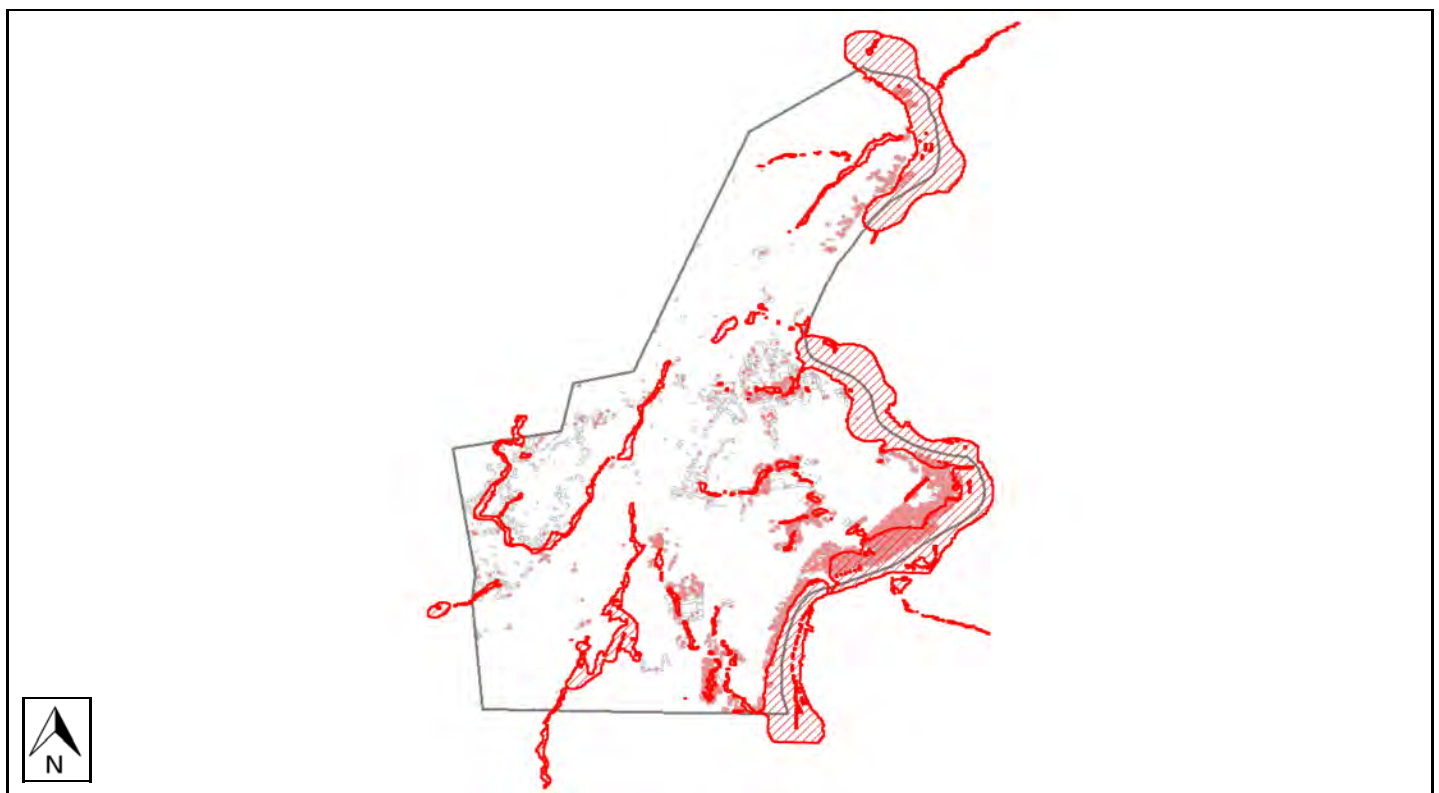


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	8	80	2	20	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	14	78	4	22	0	0	0	0	0	0	0	0
Industrial	5	50	5	50	0	0	0	0	0	0	0	0
Religion	0	0	0	0	0	0	0	0	0	0	0	0
Residential	45	76	14	24	0	0	0	0	0	0	0	0
Total	72		25		0		0		0		0	

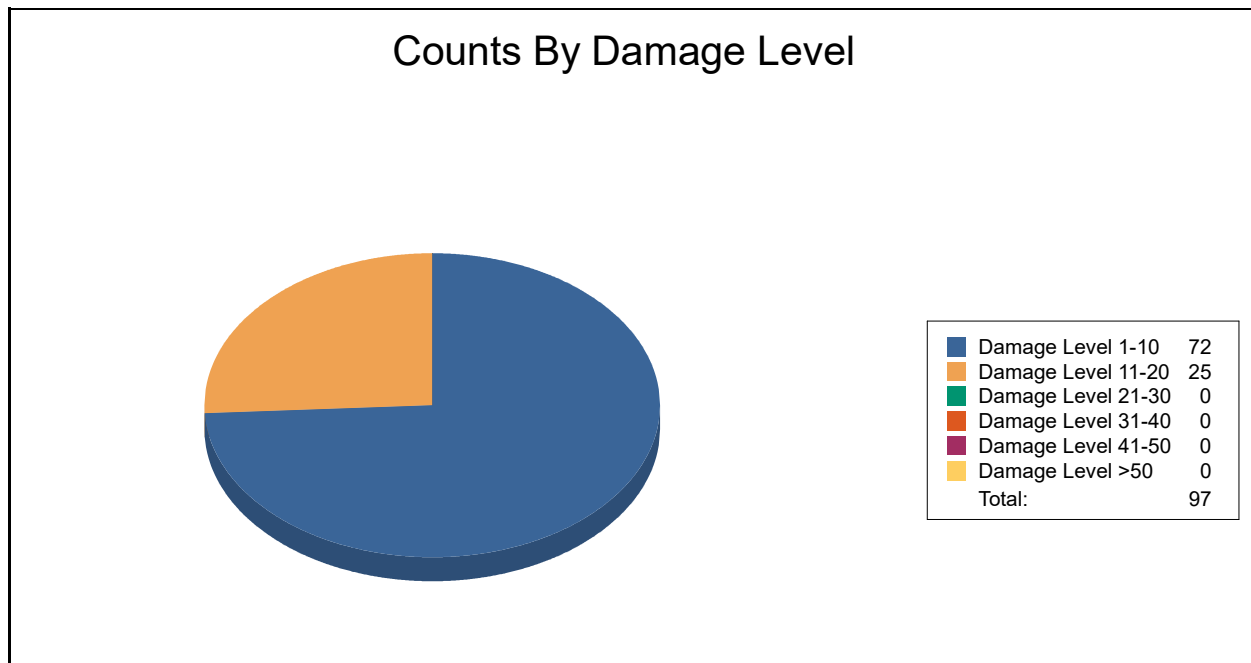


Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	1	100	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	18	69	8	31	0	0	0	0	0	0	0	0
Steel	11	85	2	15	0	0	0	0	0	0	0	0
Wood	41	75	14	25	0	0	0	0	0	0	0	0



Essential Facility Damage

Before the flood analyzed in this scenario, the region had 329 hospital beds available for use. On the day of the scenario flood event, the model estimates that 329 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	4	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	23	1	0	1

If this report displays all zeros or is blank, two possibilities can explain this.

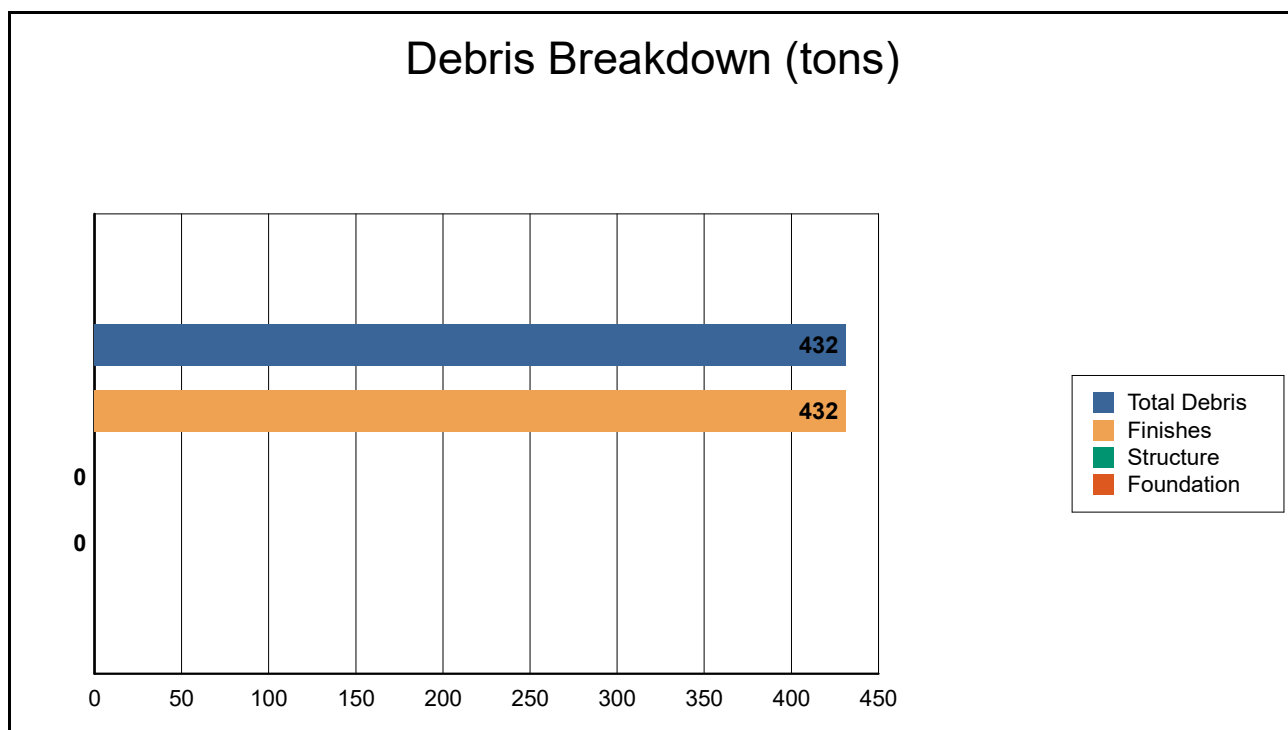
- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.



Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

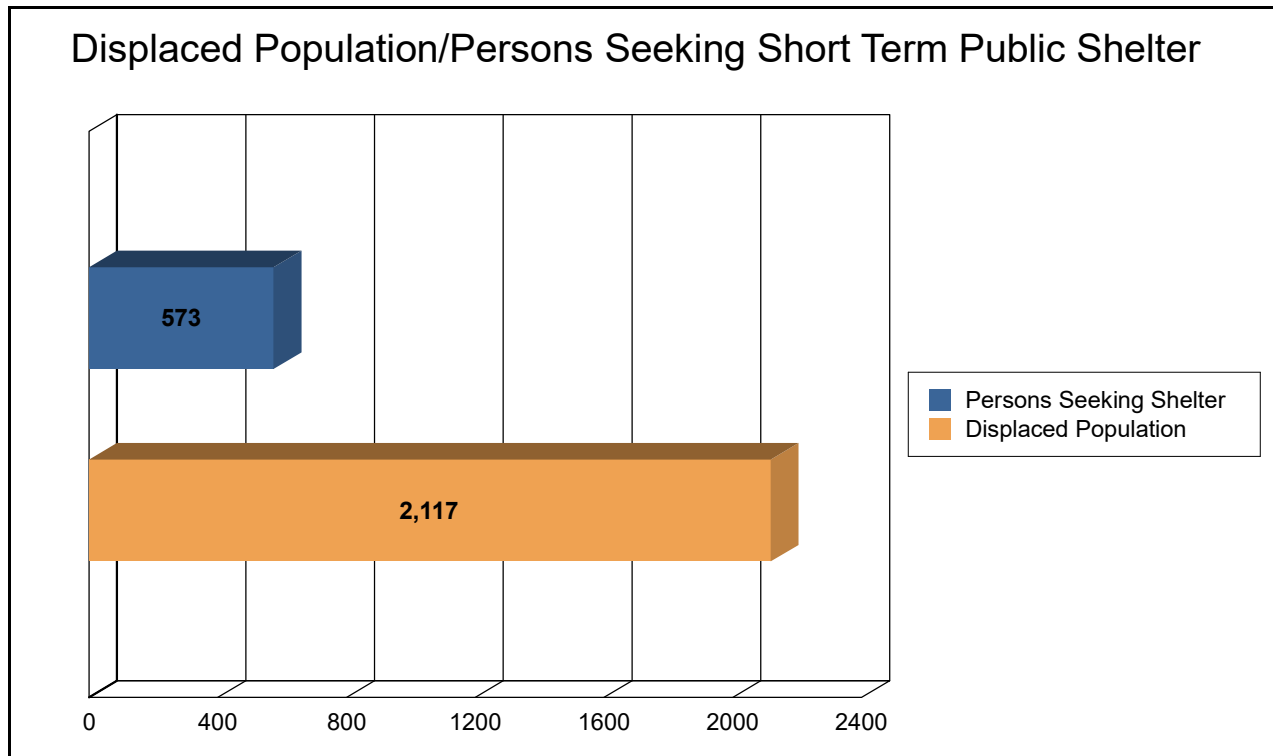


The model estimates that a total of 432 tons of debris will be generated. Of the total amount, Finishes comprises 100% of the total, Structure comprises 0% of the total, and Foundation comprises 0%. If the debris tonnage is converted into an estimated number of truckloads, it will require 18 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 706 households (or 2,117 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 573 people (out of a total population of 38,223) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 391.51 million dollars, which represents 11.94 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 116.39 million dollars. 70% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 4.49% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

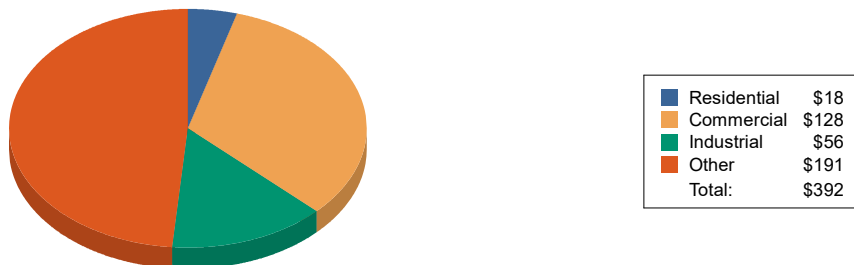


Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	4.54	7.09	14.05	3.47	29.15
	Content	3.56	21.50	30.58	21.22	76.85
	Inventory	0.00	5.61	4.68	0.10	10.39
	Subtotal	8.10	34.20	49.31	24.79	116.39
Business Interruption						
	Income	0.33	32.89	1.29	9.54	44.05
	Relocation	4.23	12.70	2.28	9.58	28.79
	Rental Income	4.12	8.87	0.46	3.15	16.60
	Wage	0.79	39.06	2.17	143.65	185.67
	Subtotal	9.47	93.52	6.20	165.92	275.11
ALL	Total	17.57	127.72	55.51	190.71	391.51

Losses by Occupancy Types (\$M)





Appendix A: County Listing for the Region

Massachusetts

- Hampden



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Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Total Study Region	38,223	3,321,917	3,613,126	6,935,043



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Hazus: Flood Global Risk Report

Region Name: Holyoke

Flood Scenario: Holyoke_Riverine

Print Date: Friday, September 20, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.



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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 5 square miles and contains 581 census blocks. The region contains over 15 thousand households and has a total population of 38,223 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 9,322 buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 80.97% of the buildings (and 47.90% of the building value) are associated with residential housing.



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Building Inventory

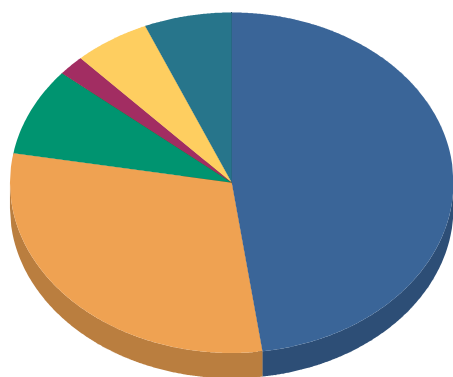
General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of 6,935 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,321,917	47.9%
Commercial	2,065,256	29.8%
Industrial	587,154	8.5%
Agricultural	6,134	0.1%
Religion	128,985	1.9%
Government	390,728	5.6%
Education	434,869	6.3%
Total	6,935,043	100%

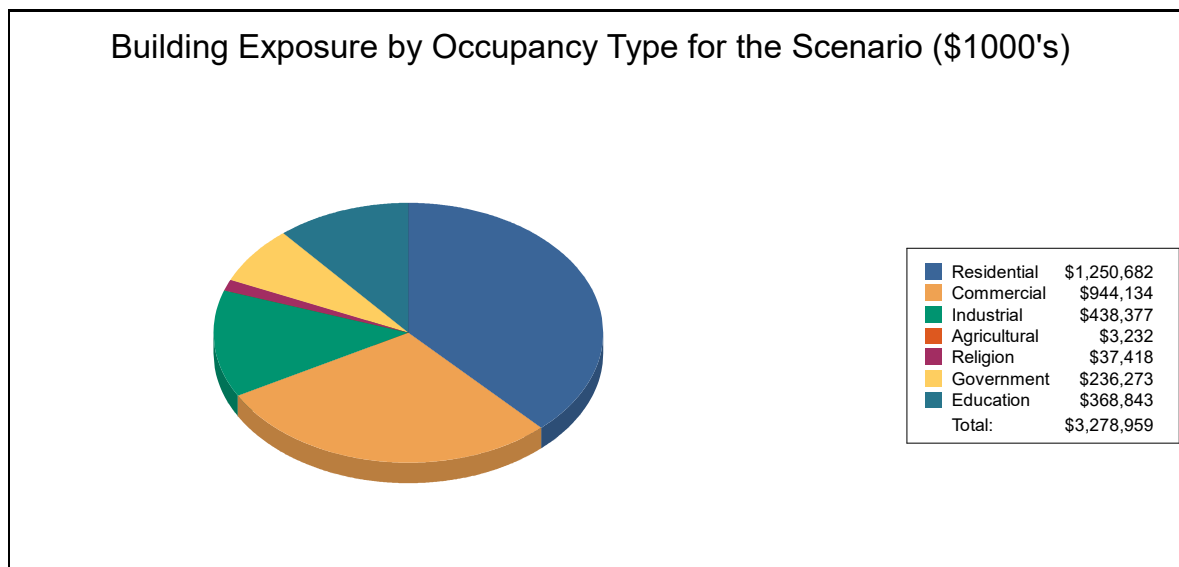
Building Exposure by Occupancy Type for the Study Region
(\$1000's)



Residential	\$3,321,917
Commercial	\$2,065,256
Industrial	\$587,154
Agricultural	\$6,134
Religion	\$128,985
Government	\$390,728
Education	\$434,869
Total:	\$6,935,043

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	1,250,682	38.1%
Commercial	944,134	28.8%
Industrial	438,377	13.4%
Agricultural	3,232	0.1%
Religion	37,418	1.1%
Government	236,273	7.2%
Education	368,843	11.2%
Total	3,278,959	100%



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation center.



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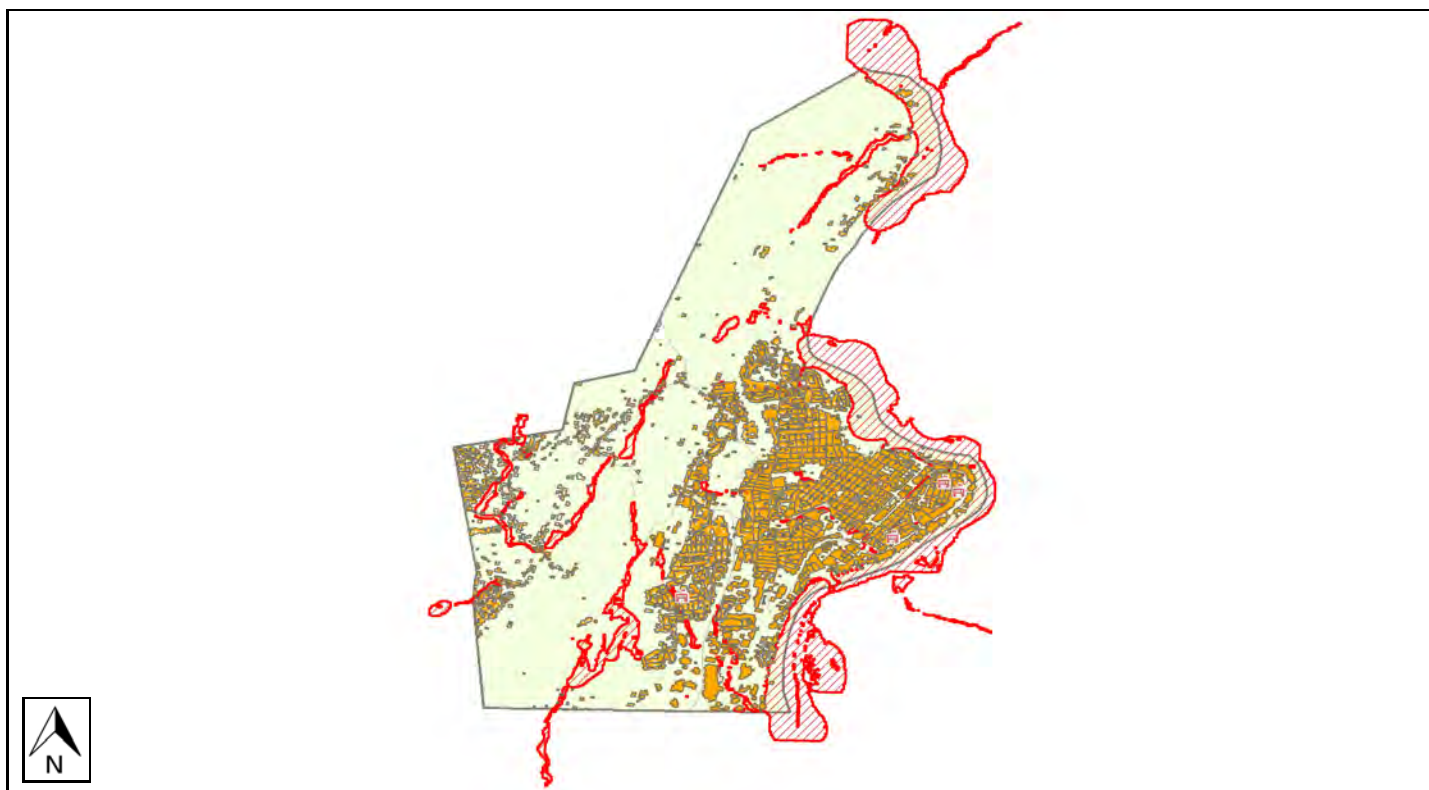
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Holyoke
Scenario Name:	Holyoke_Riverine
Return Period Analyzed:	50
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 34 buildings will be at least moderately damaged. This is over 78% of the total number of buildings in the scenario. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = \$300K) Overview Map

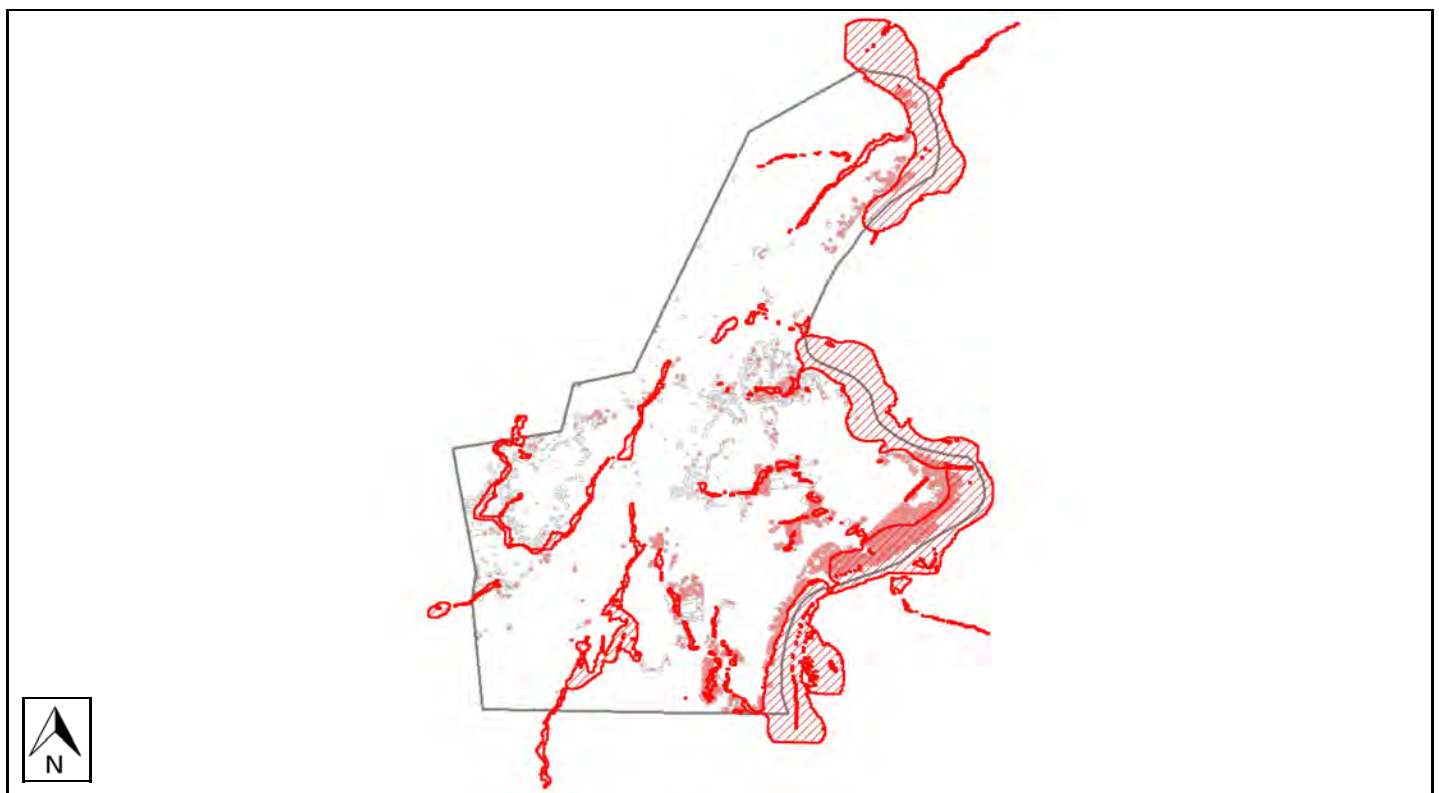


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	14	88	2	13	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	22	85	4	15	0	0	0	0	0	0	0	0
Industrial	6	43	7	50	1	7	0	0	0	0	0	0
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	61	76	17	21	2	3	0	0	0	0	0	0
Total	103		31		3		0		0		0	

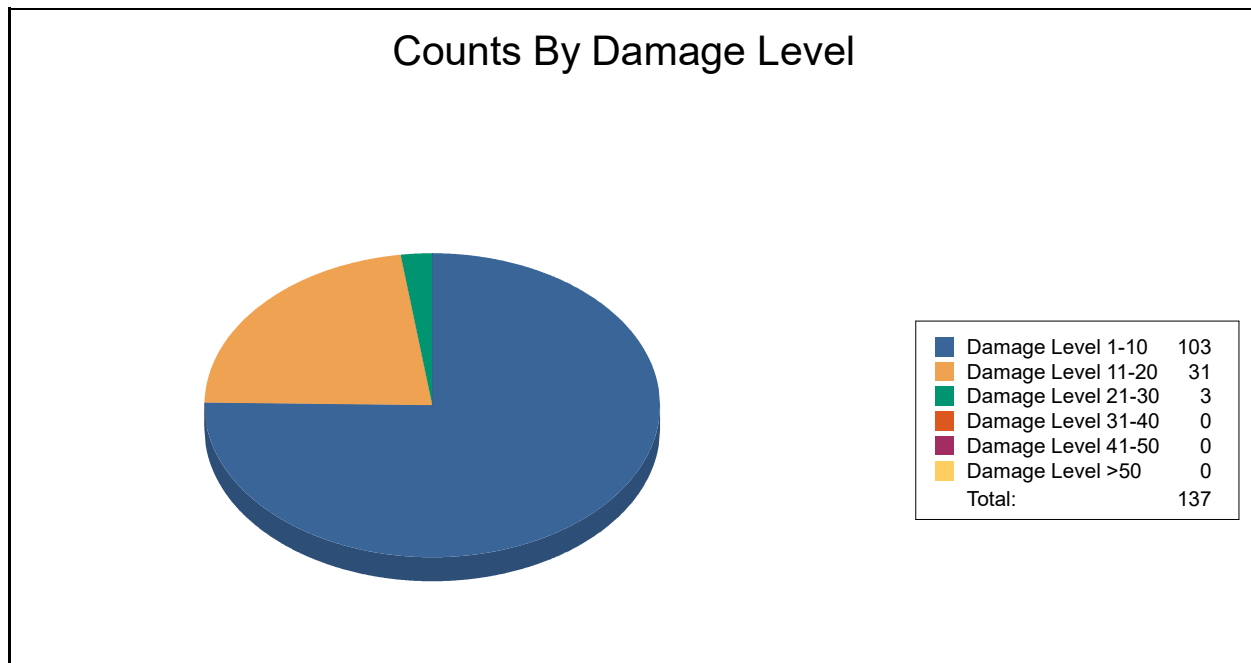


Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	1	100	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	28	70	11	28	1	3	0	0	0	0	0	0
Steel	18	90	2	10	0	0	0	0	0	0	0	0
Wood	50	74	16	24	2	3	0	0	0	0	0	0



Essential Facility Damage

Before the flood analyzed in this scenario, the region had 329 hospital beds available for use. On the day of the scenario flood event, the model estimates that 329 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	4	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	23	2	0	2

If this report displays all zeros or is blank, two possibilities can explain this.

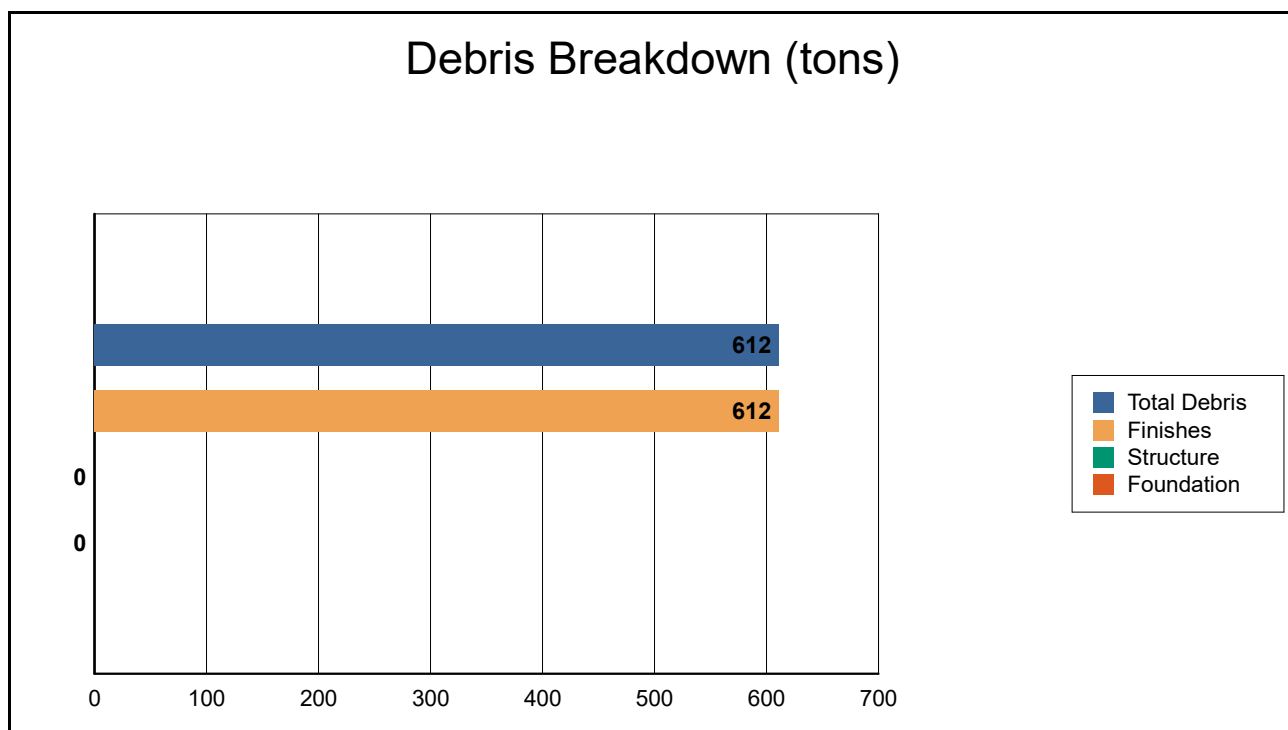
- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.



Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

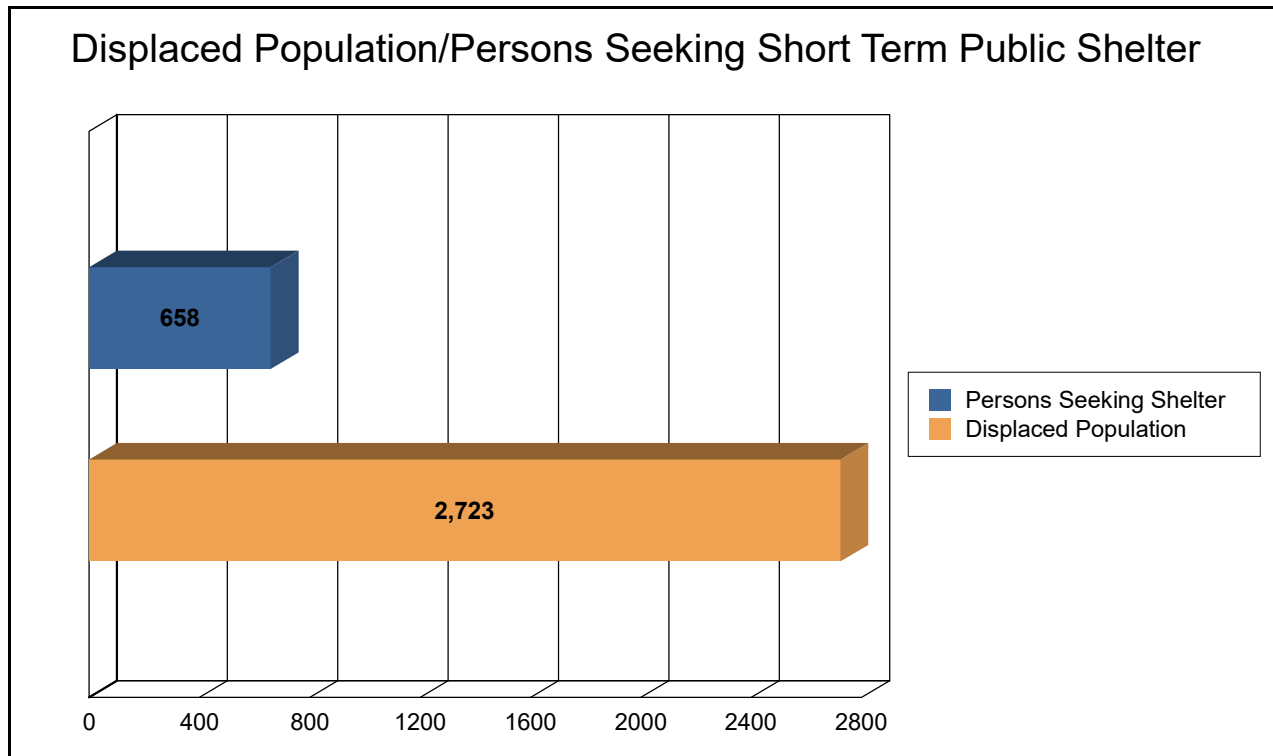


The model estimates that a total of 612 tons of debris will be generated. Of the total amount, Finishes comprises 100% of the total, Structure comprises 0% of the total, and Foundation comprises 0%. If the debris tonnage is converted into an estimated number of truckloads, it will require 25 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 908 households (or 2,723 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 658 people (out of a total population of 38,223) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 492.55 million dollars, which represents 15.02 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

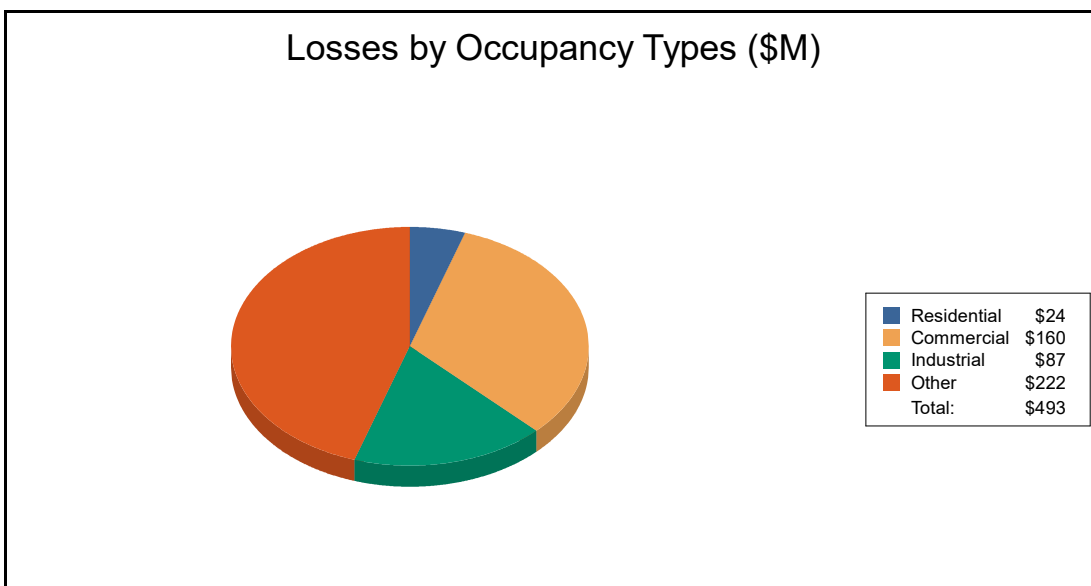
The total building-related losses were 176.30 million dollars. 64% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 4.97% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.



Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	7.27	10.94	21.39	4.71	44.31
	Content	5.12	32.47	49.17	29.61	116.38
	Inventory	0.00	7.99	7.52	0.11	15.62
	Subtotal	12.39	51.40	78.08	34.43	176.30
Business Interruption						
	Income	0.40	38.06	1.78	11.00	51.24
	Relocation	5.38	14.83	3.17	11.00	34.38
	Rental Income	5.36	10.30	0.65	3.56	19.87
	Wage	0.96	45.04	2.99	161.77	210.77
	Subtotal	12.11	108.23	8.59	187.33	316.25
ALL	Total	24.50	159.63	86.67	221.76	492.55





Appendix A: County Listing for the Region

Massachusetts

- Hampden



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Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Total Study Region	38,223	3,321,917	3,613,126	6,935,043



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Hazus: Flood Global Risk Report

Region Name: Holyoke

Flood Scenario: Holyoke_Riverine

Print Date: Friday, September 20, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.



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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 5 square miles and contains 581 census blocks. The region contains over 15 thousand households and has a total population of 38,223 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 9,322 buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 80.97% of the buildings (and 47.90% of the building value) are associated with residential housing.



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Building Inventory

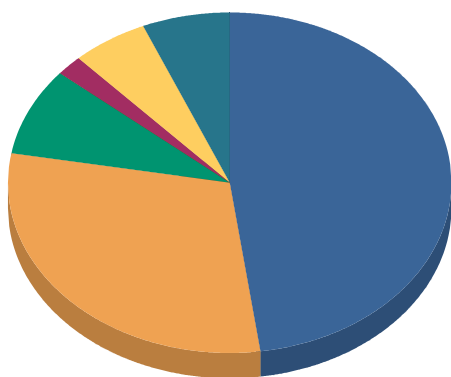
General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of 6,935 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,321,917	47.9%
Commercial	2,065,256	29.8%
Industrial	587,154	8.5%
Agricultural	6,134	0.1%
Religion	128,985	1.9%
Government	390,728	5.6%
Education	434,869	6.3%
Total	6,935,043	100%

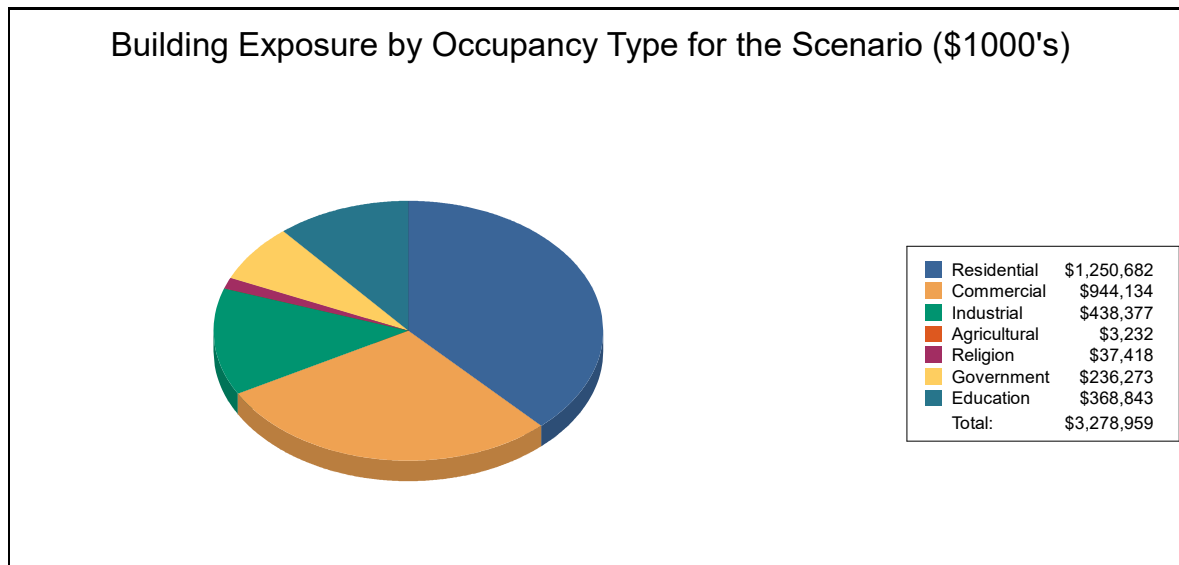
Building Exposure by Occupancy Type for the Study Region
(\$1000's)



Residential	\$3,321,917
Commercial	\$2,065,256
Industrial	\$587,154
Agricultural	\$6,134
Religion	\$128,985
Government	\$390,728
Education	\$434,869
Total:	\$6,935,043

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	1,250,682	38.1%
Commercial	944,134	28.8%
Industrial	438,377	13.4%
Agricultural	3,232	0.1%
Religion	37,418	1.1%
Government	236,273	7.2%
Education	368,843	11.2%
Total	3,278,959	100%



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation center.

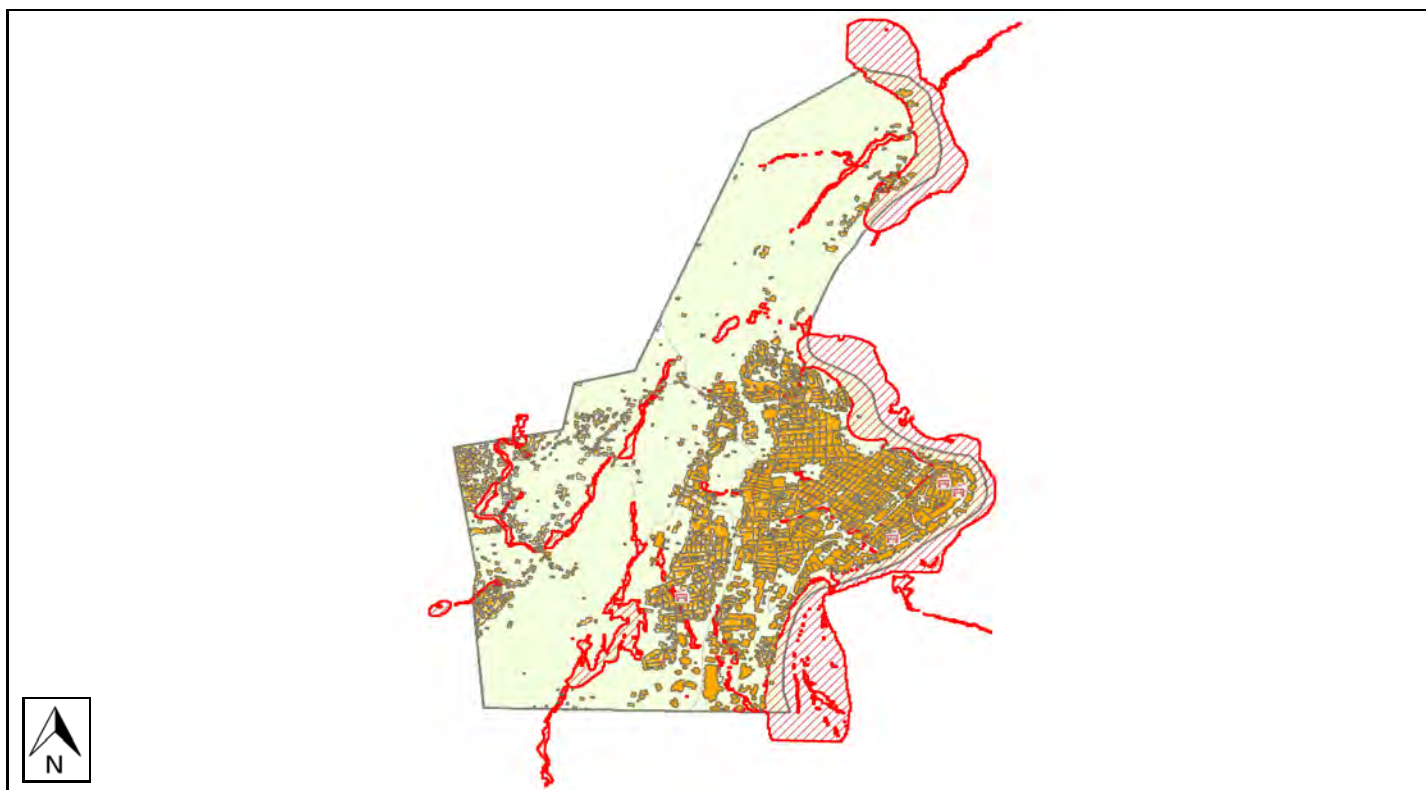
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Holyoke
Scenario Name:	Holyoke_Riverine
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 47 buildings will be at least moderately damaged. This is over 77% of the total number of buildings in the scenario. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = \$300K) Overview Map

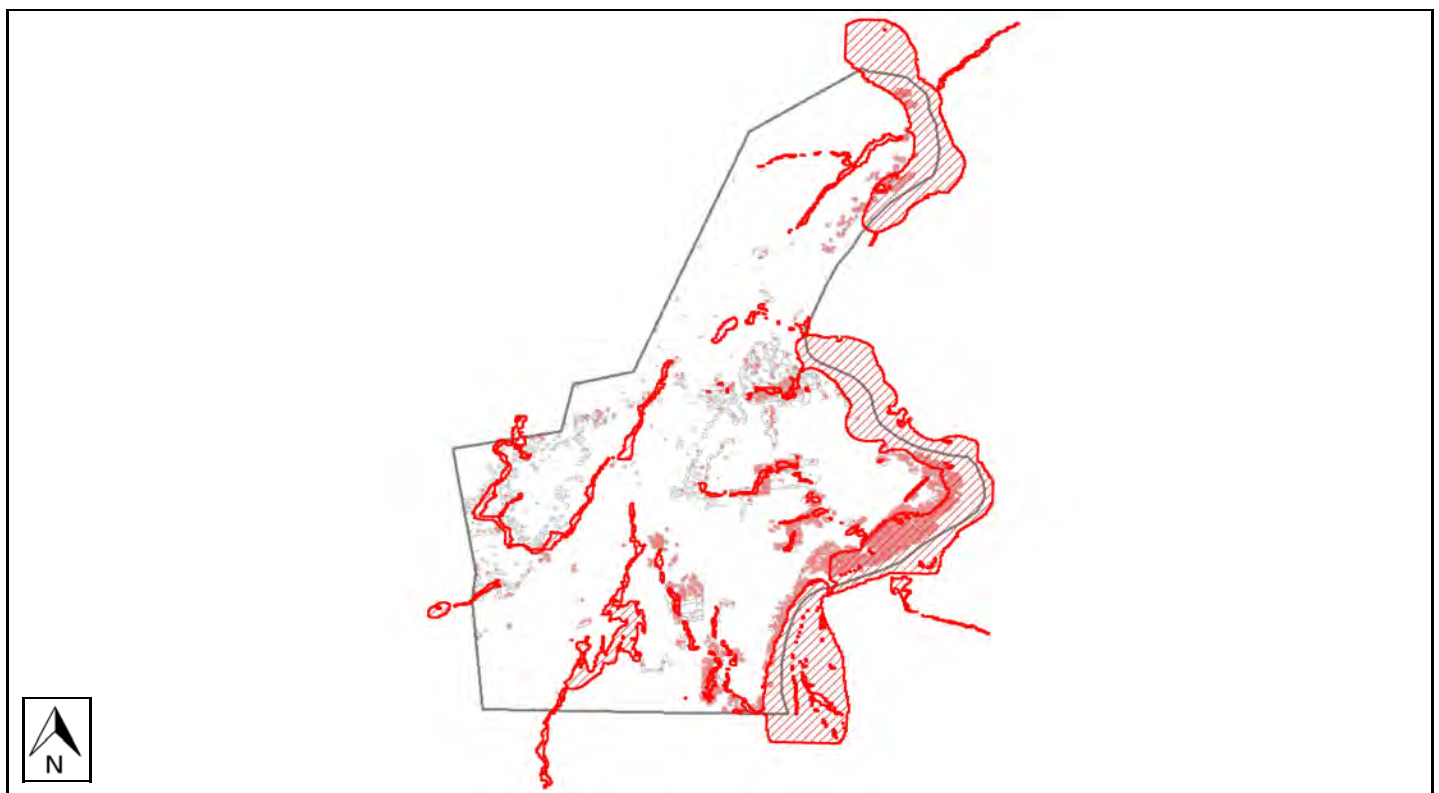


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	17	85	3	15	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	25	81	6	19	0	0	0	0	0	0	0	0
Industrial	8	36	12	55	2	9	0	0	0	0	0	0
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	81	78	18	17	4	4	1	1	0	0	0	0
Total	131		40		6		1		0		0	

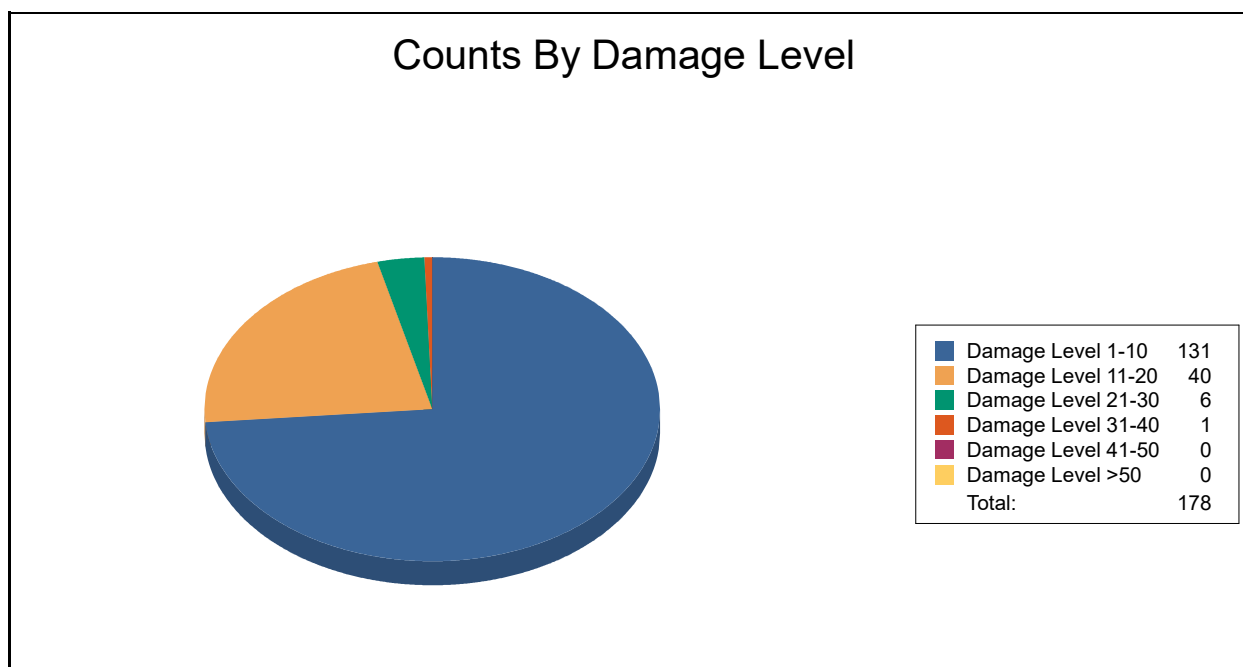


Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	39	66	18	31	2	3	0	0	0	0	0	0
Steel	24	86	4	14	0	0	0	0	0	0	0	0
Wood	63	73	18	21	4	5	1	1	0	0	0	0



Essential Facility Damage

Before the flood analyzed in this scenario, the region had 329 hospital beds available for use. On the day of the scenario flood event, the model estimates that 329 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	4	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	23	2	0	2

If this report displays all zeros or is blank, two possibilities can explain this.

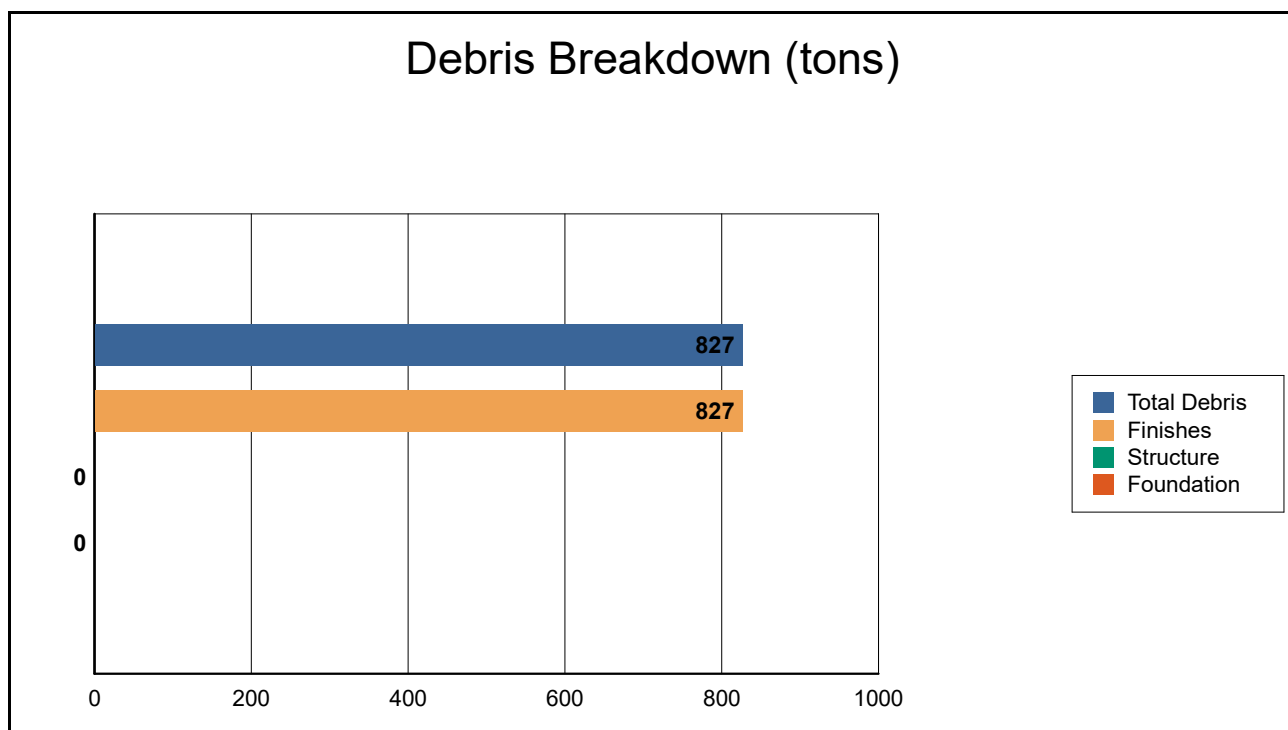
- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.



Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

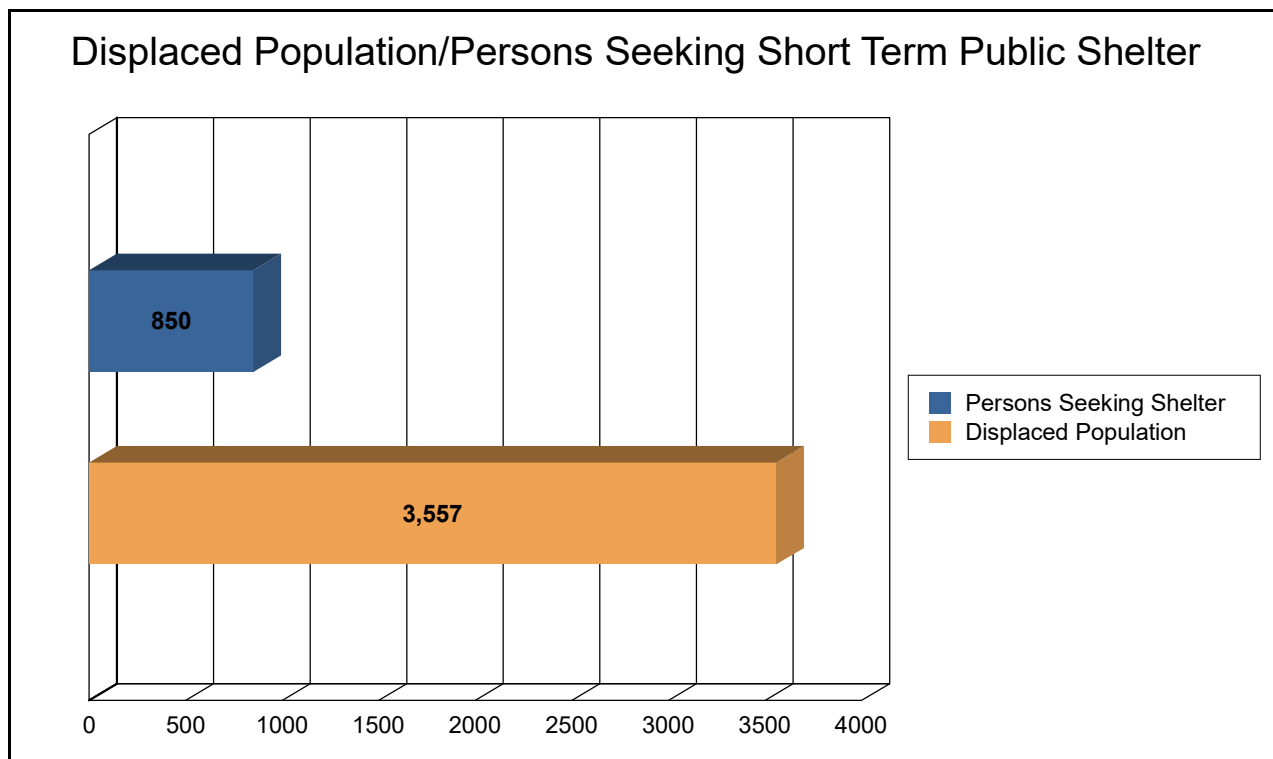


The model estimates that a total of 827 tons of debris will be generated. Of the total amount, Finishes comprises 100% of the total, Structure comprises 0% of the total, and Foundation comprises 0%. If the debris tonnage is converted into an estimated number of truckloads, it will require 34 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,186 households (or 3,557 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 850 people (out of a total population of 38,223) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 624.63 million dollars, which represents 19.05 % of the total replacement value of the scenario buildings.

Building-Related Losses

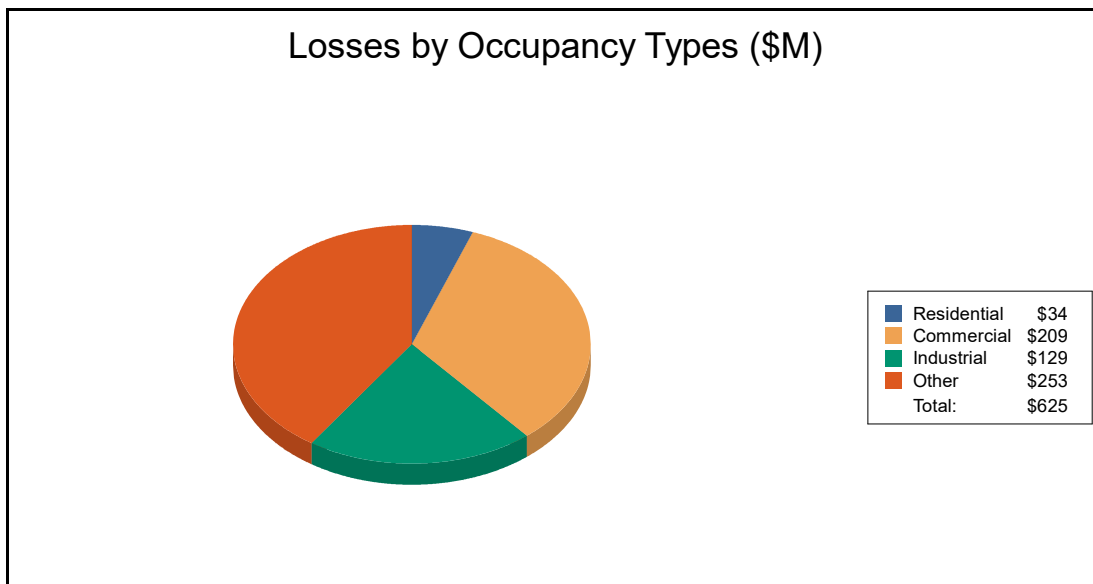
The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 258.04 million dollars. 59% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 5.45% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.



Table 6: Building-Related Economic Loss Estimates
(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	11.09	15.83	30.82	6.18	63.92
	Content	7.05	47.16	76.94	39.55	170.70
	Inventory	0.00	11.69	11.62	0.11	23.42
	Subtotal	18.14	74.67	119.38	45.85	258.04
Business Interruption						
	Income	0.61	48.30	2.05	12.07	63.02
	Relocation	6.76	18.09	3.59	12.15	40.59
	Rental Income	7.09	12.70	0.75	3.94	24.47
	Wage	1.44	54.78	3.45	178.84	238.51
	Subtotal	15.89	133.87	9.84	206.99	366.59
ALL	Total	34.04	208.54	129.21	252.84	624.63





Appendix A: County Listing for the Region

Massachusetts

- Hampden



FEMA



Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Total Study Region	38,223	3,321,917	3,613,126	6,935,043



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Hazus: Flood Global Risk Report

Region Name: Holyoke

Flood Scenario: Holyoke_Riverine

Print Date: Friday, September 20, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.



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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 5 square miles and contains 581 census blocks. The region contains over 15 thousand households and has a total population of 38,223 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 9,322 buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 80.97% of the buildings (and 47.90% of the building value) are associated with residential housing.



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Building Inventory

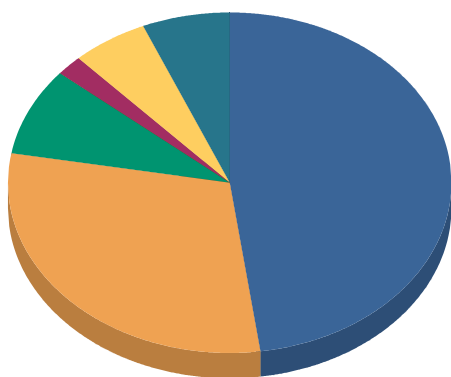
General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of 6,935 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,321,917	47.9%
Commercial	2,065,256	29.8%
Industrial	587,154	8.5%
Agricultural	6,134	0.1%
Religion	128,985	1.9%
Government	390,728	5.6%
Education	434,869	6.3%
Total	6,935,043	100%

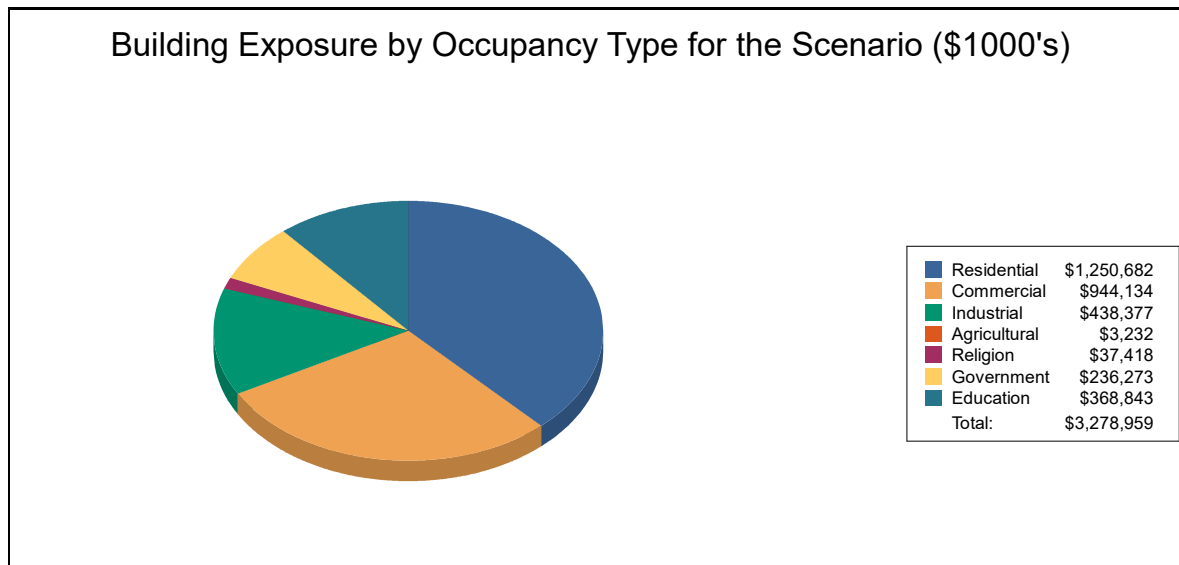
Building Exposure by Occupancy Type for the Study Region
(\$1000's)



Residential	\$3,321,917
Commercial	\$2,065,256
Industrial	\$587,154
Agricultural	\$6,134
Religion	\$128,985
Government	\$390,728
Education	\$434,869
Total:	\$6,935,043

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	1,250,682	38.1%
Commercial	944,134	28.8%
Industrial	438,377	13.4%
Agricultural	3,232	0.1%
Religion	37,418	1.1%
Government	236,273	7.2%
Education	368,843	11.2%
Total	3,278,959	100%



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation center.

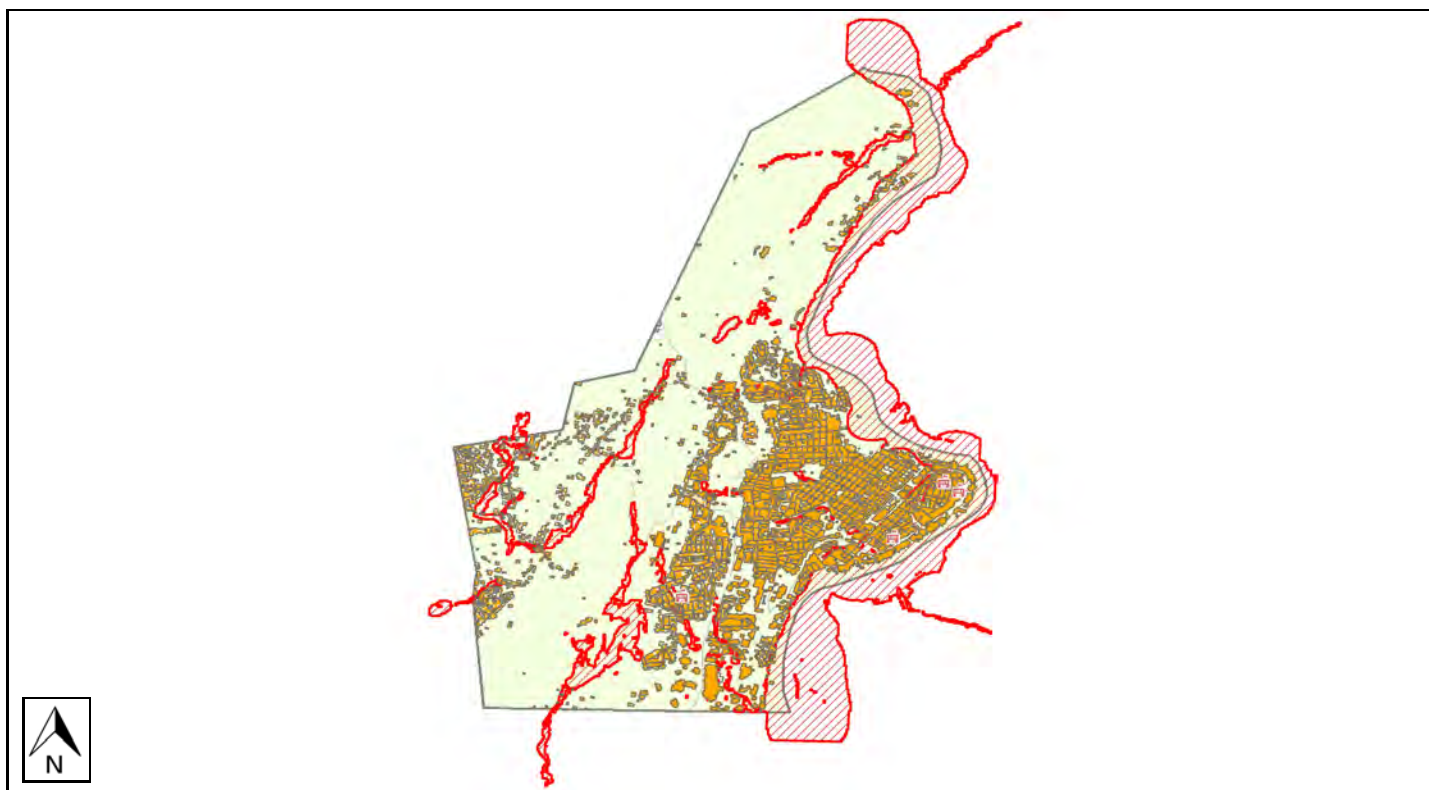
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Holyoke
Scenario Name:	Holyoke_Riverine
Return Period Analyzed:	500
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 129 buildings will be at least moderately damaged. This is over 80% of the total number of buildings in the scenario. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = \$300K) Overview Map

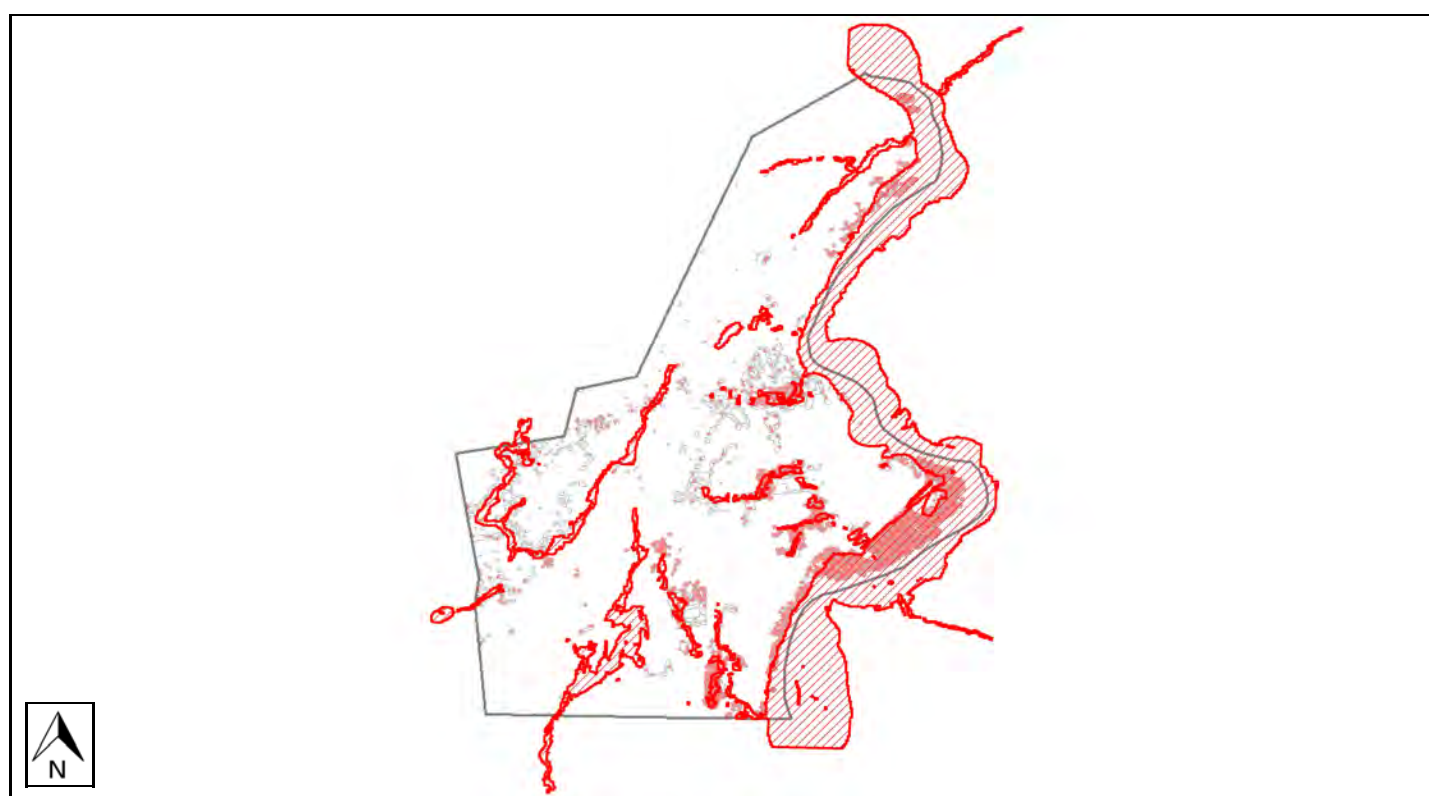


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	15	42	21	58	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	18	49	19	51	0	0	0	0	0	0	0	0
Industrial	1	4	17	68	6	24	1	4	0	0	0	0
Religion	3	60	2	40	0	0	0	0	0	0	0	0
Residential	126	67	51	27	8	4	3	2	1	1	0	0
Total	163		110		14		4		1		0	

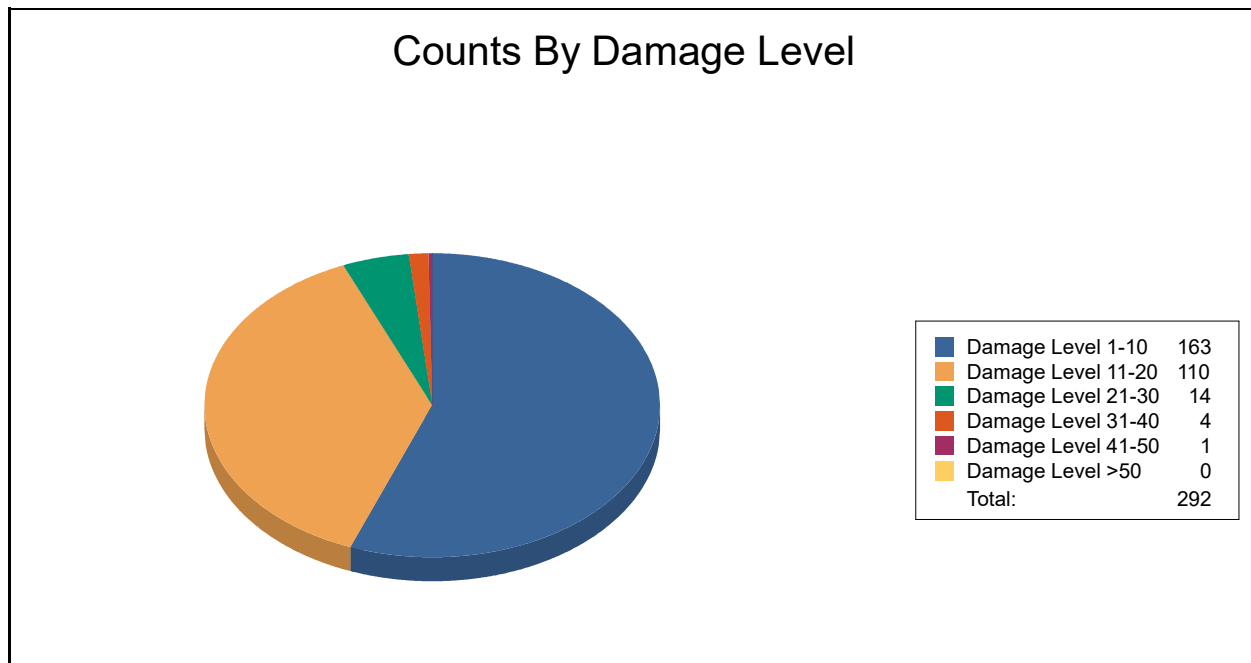


Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	1	100	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	30	34	51	58	6	7	1	1	0	0	0	0
Steel	17	50	17	50	0	0	0	0	0	0	0	0
Wood	111	69	38	24	8	5	3	2	1	1	0	0



Essential Facility Damage

Before the flood analyzed in this scenario, the region had 329 hospital beds available for use. On the day of the scenario flood event, the model estimates that 329 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	4	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	23	4	0	3

If this report displays all zeros or is blank, two possibilities can explain this.

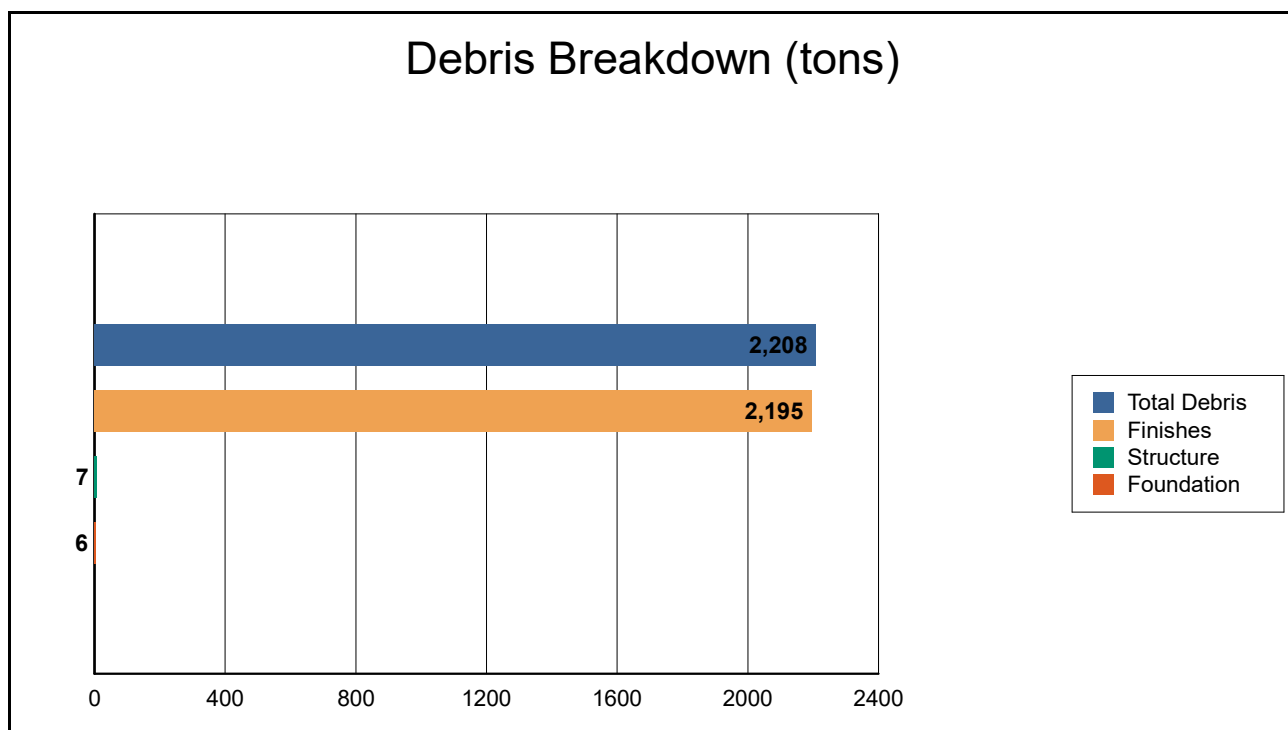
- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.



Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

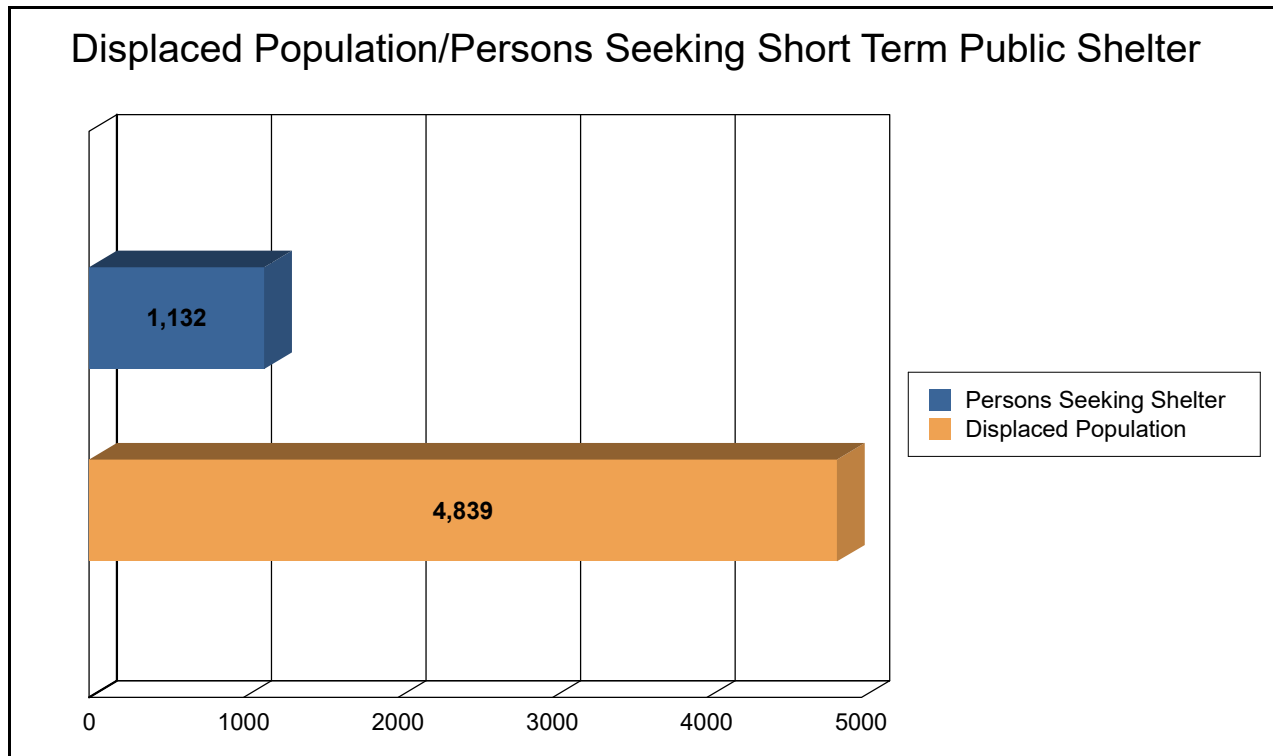


The model estimates that a total of 2,208 tons of debris will be generated. Of the total amount, Finishes comprises 99% of the total, Structure comprises 0% of the total, and Foundation comprises 0%. If the debris tonnage is converted into an estimated number of truckloads, it will require 89 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,613 households (or 4,839 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 1,132 people (out of a total population of 38,223) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 984.43 million dollars, which represents 30.02 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

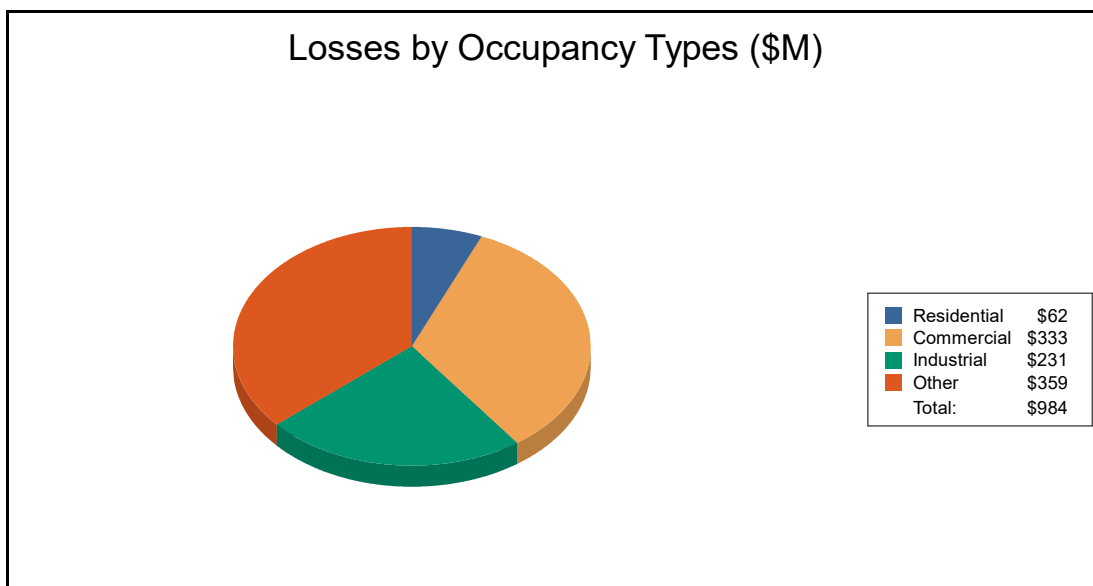
The total building-related losses were 471.25 million dollars. 52% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 6.28% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.



Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	24.26	30.03	51.08	10.85	116.22
	Content	14.40	88.79	146.30	63.56	313.05
	Inventory	0.00	20.56	21.29	0.13	41.98
	Subtotal	38.67	139.38	218.67	74.54	471.25
Business Interruption						
	Income	0.76	71.13	2.58	17.88	92.34
	Relocation	10.34	26.84	4.34	17.22	58.75
	Rental Income	10.28	19.00	0.93	5.32	35.52
	Wage	1.81	76.80	4.33	243.63	326.57
	Subtotal	23.19	193.77	12.18	284.04	513.18
ALL	Total	61.85	333.15	230.85	358.58	984.43





Appendix A: County Listing for the Region

Massachusetts

- Hampden



FEMA



Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Total Study Region	38,223	3,321,917	3,613,126	6,935,043



FEMA

RiskMAP
Increasing Resilience Together

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 10-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

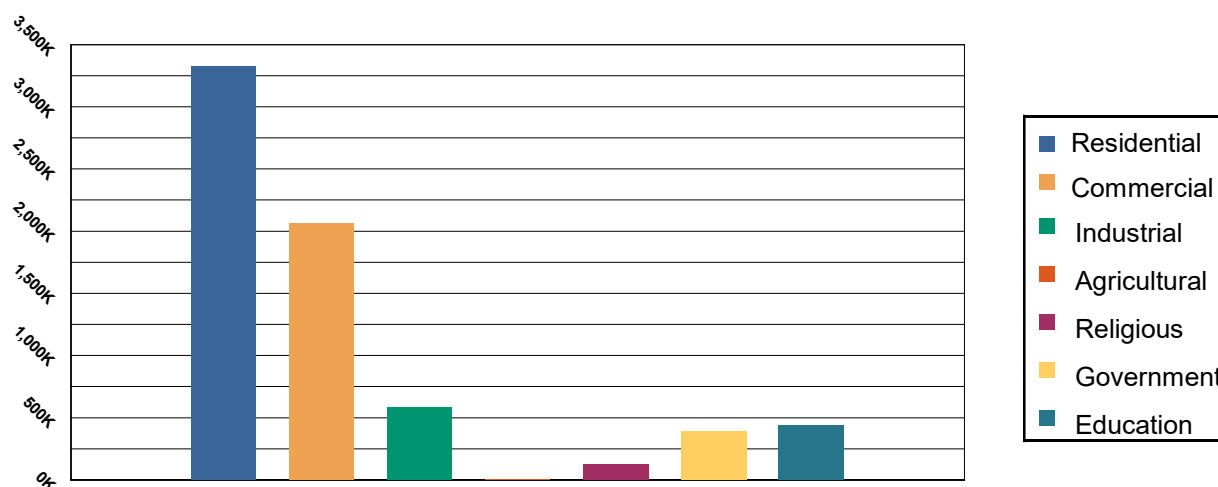


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 0 buildings will be at least moderately damaged. This is over 0% of the total number of buildings in the region. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

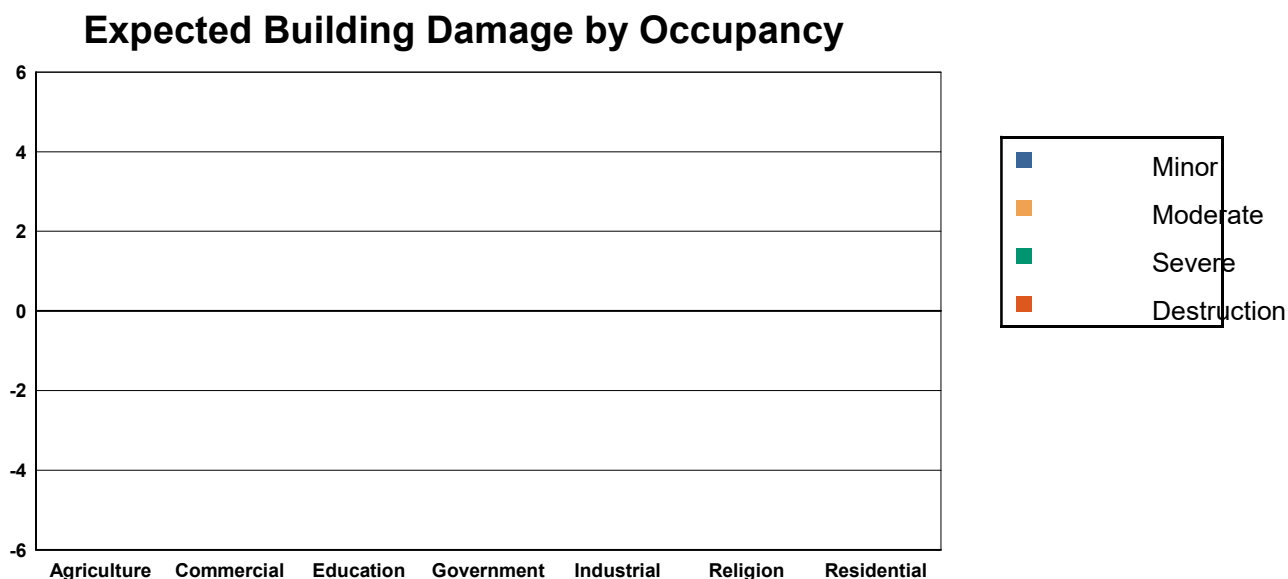


Table 2: Expected Building Damage by Occupancy : 10 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	14	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	1,069	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Education	30	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	331	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	228	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	102	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	7,548	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Total	9,322		0		0		0		0	

Table 3: Expected Building Damage by Building Type : 10 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	33	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Masonry	1,641	100.00	0	0.00	0	0.00	0	0.00	0	0.00
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	512	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Wood	6,752	100.00	0	0.00	0	0.00	0	0.00	0	0.00

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

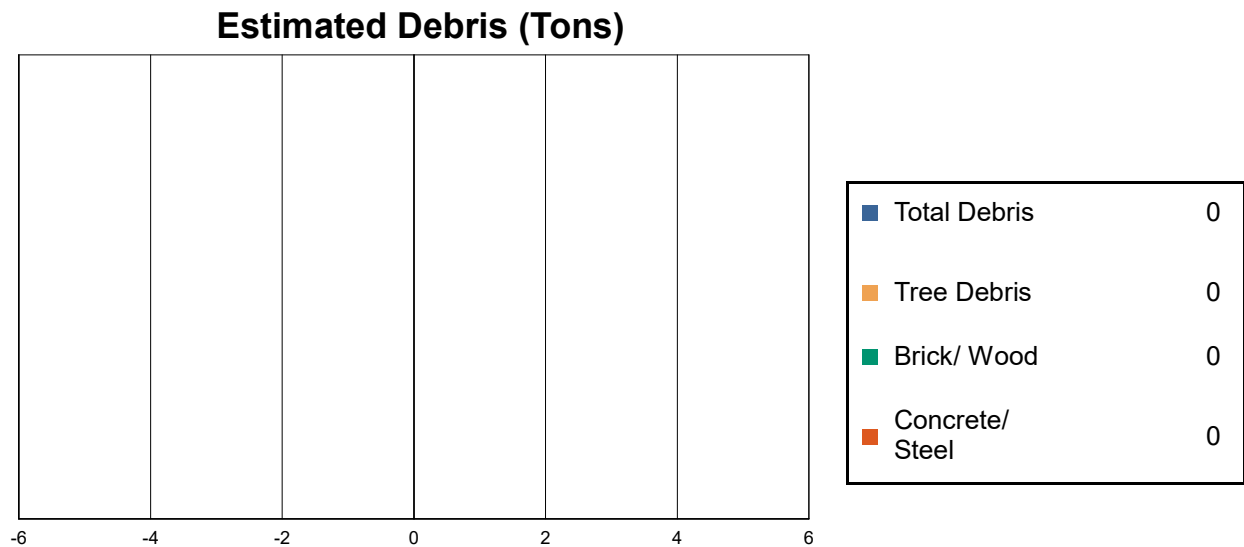


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

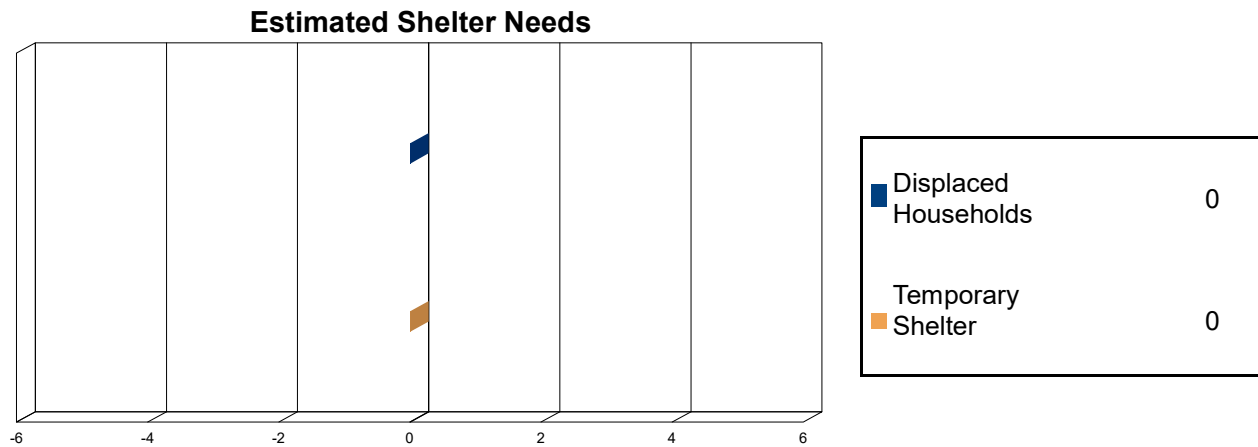


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 0 tons of debris will be generated. Of the total amount, 0 tons (0%) is Other Tree Debris. Of the remaining 0 tons, Brick/Wood comprises 0% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 0 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 0 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 0 households to be displaced due to the hurricane. Of these, 0 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

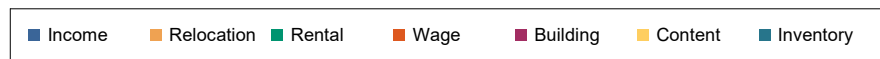
The total economic loss estimated for the hurricane is 0.0 million dollars, which represents 0.00 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 0 million dollars. 0% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 0% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left) and Building Damage Type (right)



Loss Type by General Occupancy

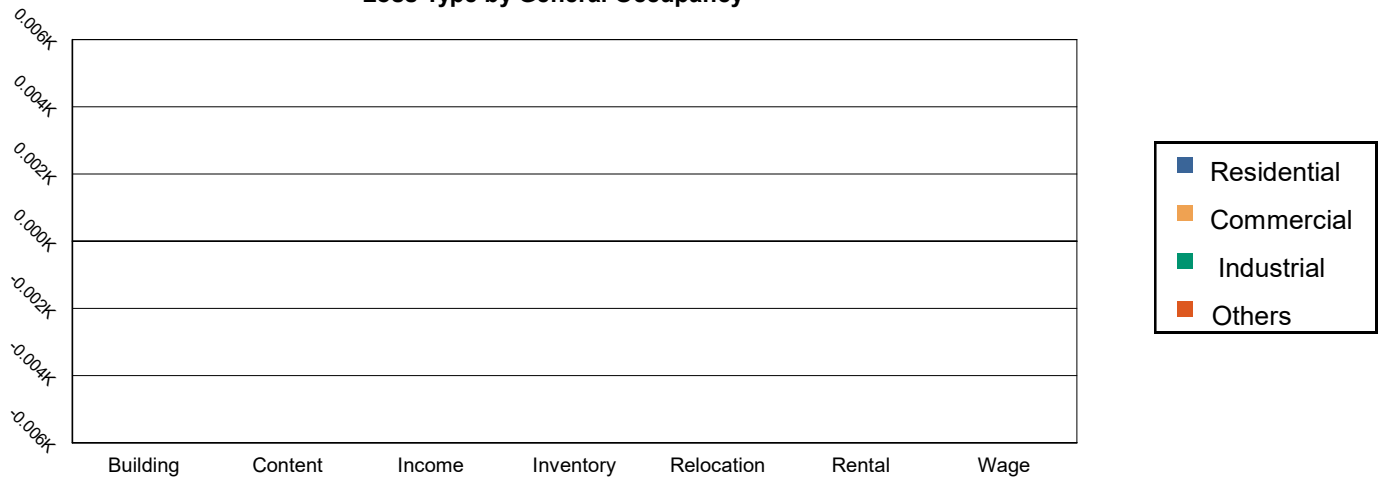


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	0.00	0.00	0.00	0.00	0.00
	Content	0.00	0.00	0.00	0.00	0.00
	Inventory	0.00	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00	0.00
Business Interruption Loss						
	Income	0.00	0.00	0.00	0.00	0.00
	Relocation	0.00	0.00	0.00	0.00	0.00
	Rental	0.00	0.00	0.00	0.00	0.00
	Wage	0.00	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00	0.00



Total

Total	0.00	0.00	0.00	0.00	0.00
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 20-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

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The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

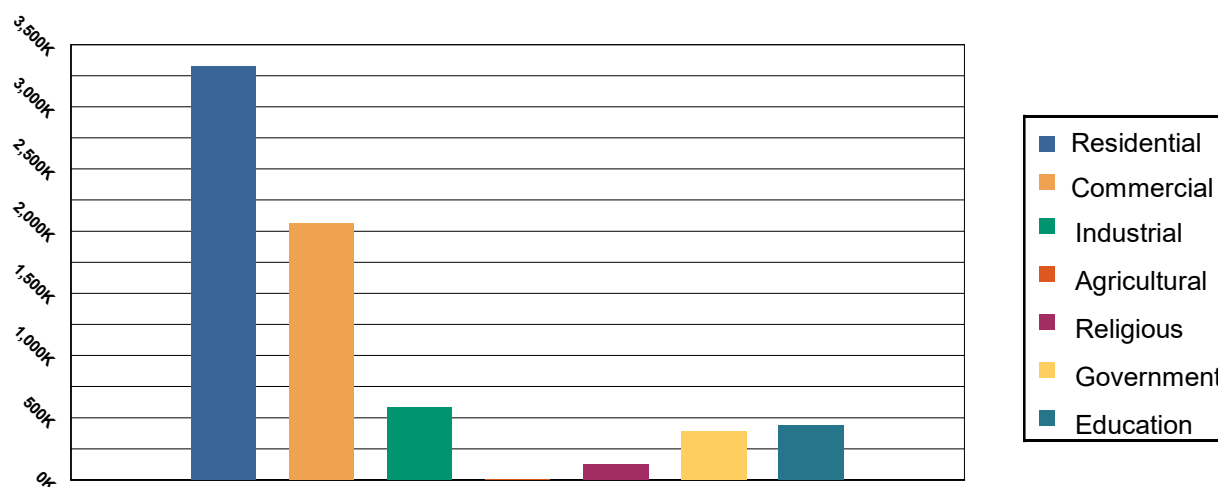


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 0 buildings will be at least moderately damaged. This is over 0% of the total number of buildings in the region. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

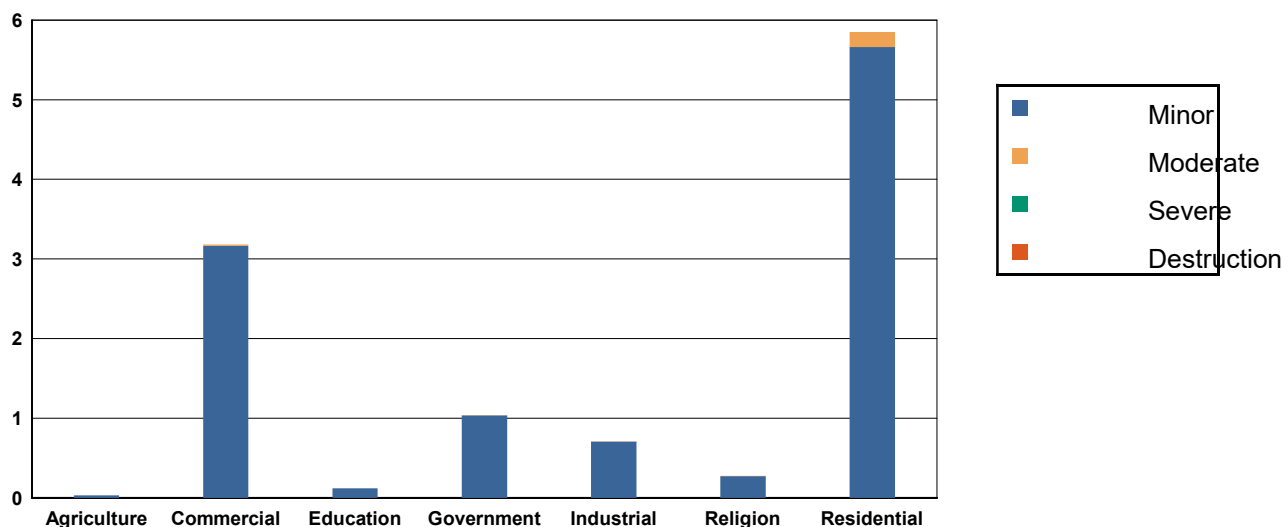


Table 2: Expected Building Damage by Occupancy : 20 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	14	99.77	0	0.22	0	0.01	0	0.00	0	0.00
Commercial	1,066	99.70	3	0.30	0	0.00	0	0.00	0	0.00
Education	30	99.60	0	0.40	0	0.00	0	0.00	0	0.00
Government	330	99.69	1	0.31	0	0.00	0	0.00	0	0.00
Industrial	227	99.69	1	0.31	0	0.00	0	0.00	0	0.00
Religion	102	99.73	0	0.27	0	0.00	0	0.00	0	0.00
Residential	7,542	99.92	6	0.07	0	0.00	0	0.00	0	0.00
Total	9,311		11		0		0		0	

Table 3: Expected Building Damage by Building Type : 20 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	33	99.70	0	0.30	0	0.00	0	0.00	0	0.00
Masonry	1,637	99.76	4	0.24	0	0.00	0	0.00	0	0.00
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	509	99.38	3	0.62	0	0.00	0	0.00	0	0.00
Wood	6,750	99.97	2	0.02	0	0.00	0	0.00	0	0.00

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

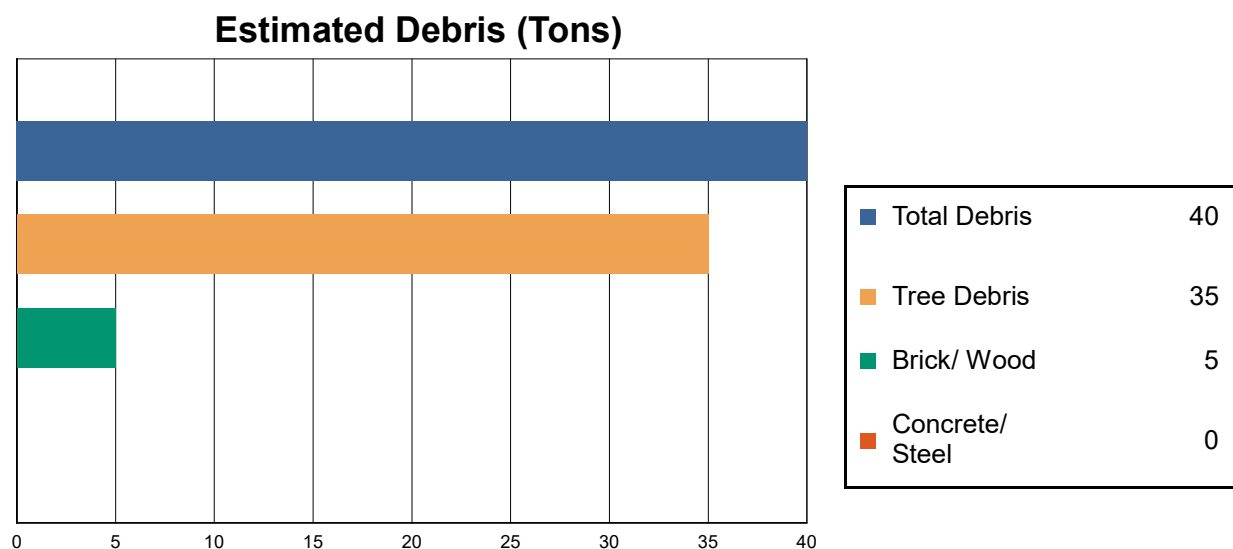


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

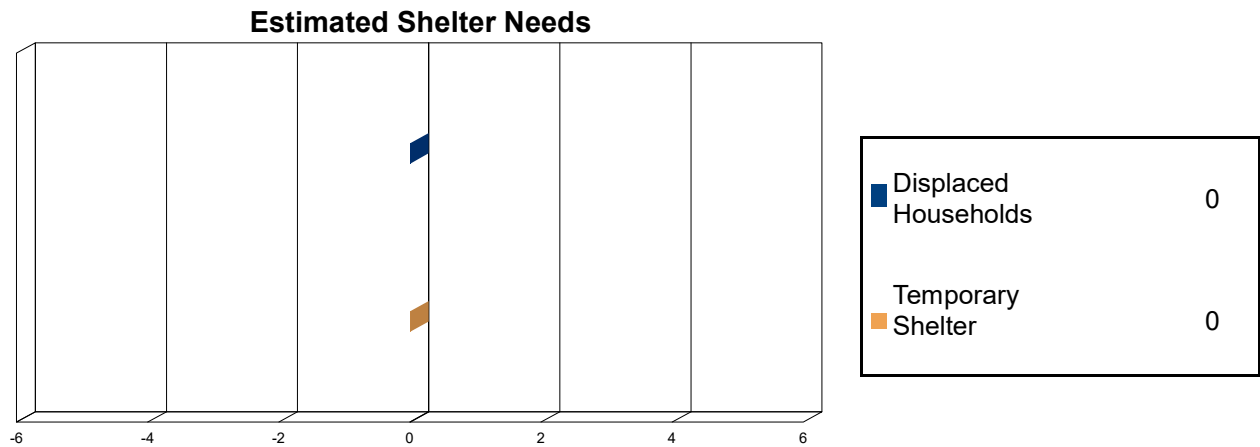


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 40 tons of debris will be generated. Of the total amount, 20 tons (50%) is Other Tree Debris. Of the remaining 20 tons, Brick/Wood comprises 25% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 0 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 15 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 0 households to be displaced due to the hurricane. Of these, 0 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

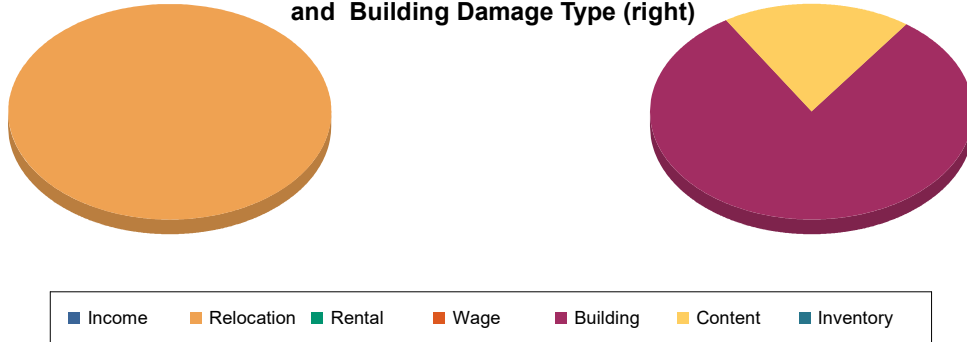
The total economic loss estimated for the hurricane is 0.5 million dollars, which represents 0.01 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 1 million dollars. 0% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 92% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

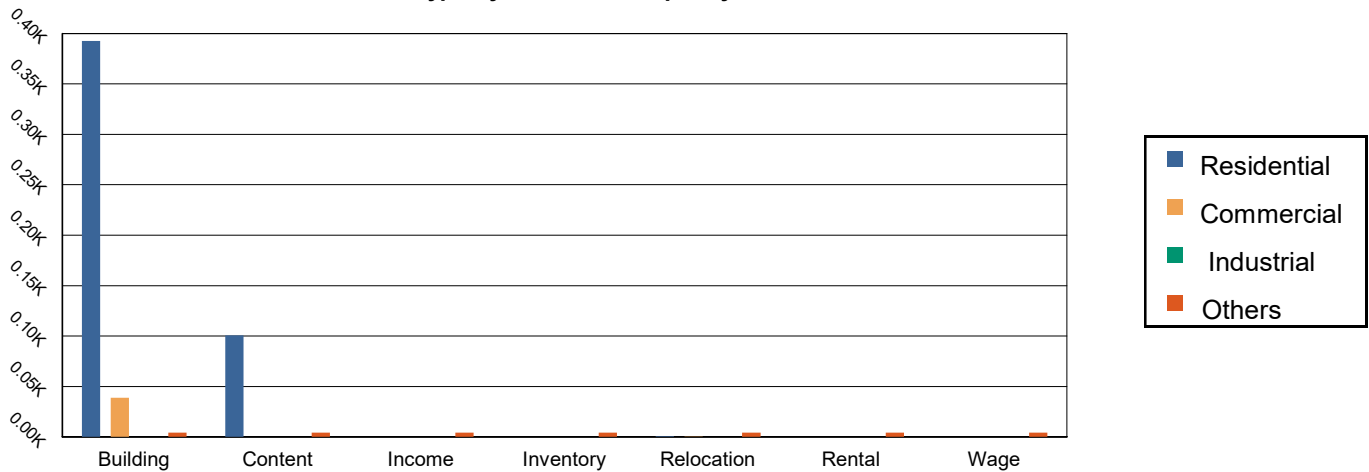


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	392.50	38.88	0.04	3.92	435.33
	Content	100.56	0.00	0.00	0.00	100.56
	Inventory	0.00	0.00	0.00	0.00	0.00
	Subtotal	493.05	38.88	0.04	3.92	535.89
Business Interruption Loss						
	Income	0.00	0.00	0.00	0.00	0.00
	Relocation	0.71	0.27	0.03	0.14	1.14
	Rental	0.00	0.00	0.00	0.00	0.00
	Wage	0.00	0.00	0.00	0.00	0.00
	Subtotal	0.71	0.27	0.03	0.14	1.14



Total

Total	493.76	39.15	0.06	4.06	537.03
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 50-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

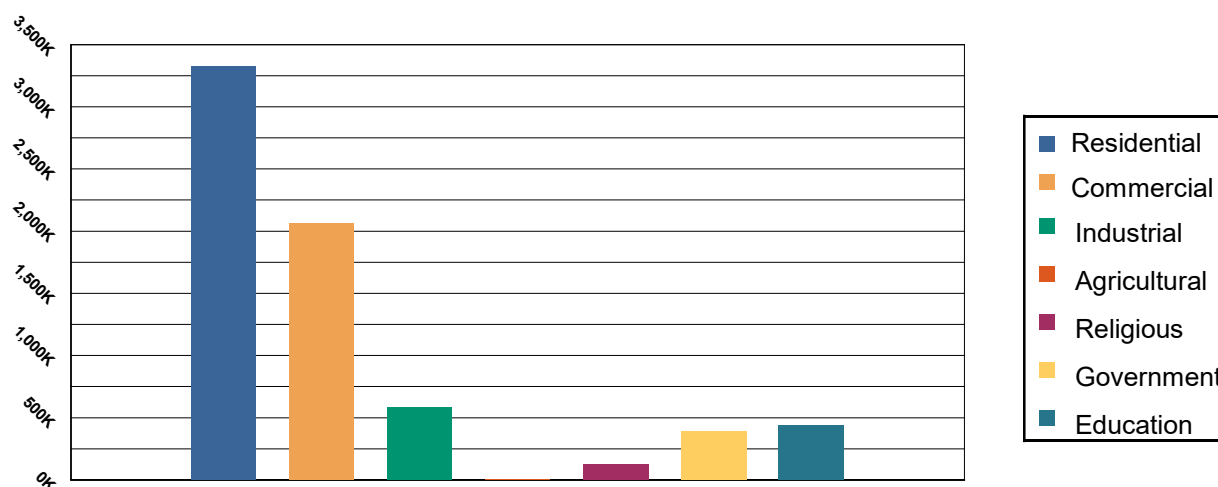


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 4 buildings will be at least moderately damaged. This is over 0% of the total number of buildings in the region. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

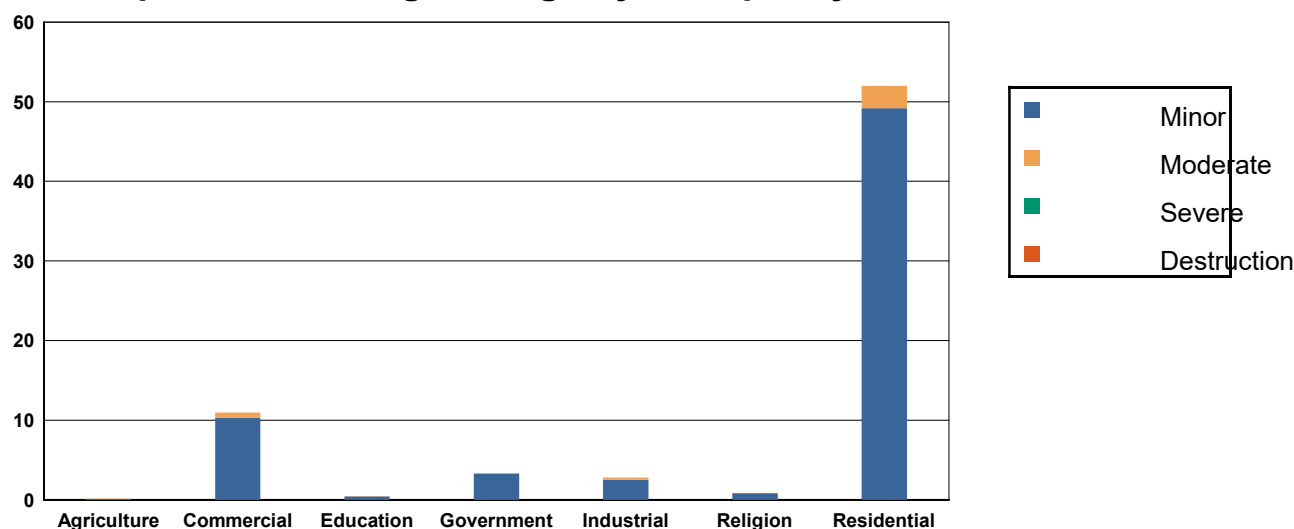


Table 2: Expected Building Damage by Occupancy : 50 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	14	99.06	0	0.85	0	0.08	0	0.01	0	0.00
Commercial	1,058	98.98	10	0.96	1	0.06	0	0.00	0	0.00
Education	30	98.43	0	1.45	0	0.12	0	0.00	0	0.00
Government	328	98.99	3	0.98	0	0.03	0	0.00	0	0.00
Industrial	225	98.77	3	1.11	0	0.12	0	0.01	0	0.00
Religion	101	99.16	1	0.80	0	0.03	0	0.00	0	0.00
Residential	7,496	99.31	49	0.65	3	0.04	0	0.00	0	0.00
Total	9,251		67		4		0		0	

Table 3: Expected Building Damage by Building Type : 50 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	33	99.13	0	0.87	0	0.00	0	0.00	0	0.00
Masonry	1,627	99.18	13	0.81	0	0.01	0	0.00	0	0.00
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	497	97.10	13	2.53	2	0.37	0	0.00	0	0.00
Wood	6,721	99.54	30	0.45	1	0.01	0	0.00	0	0.00

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

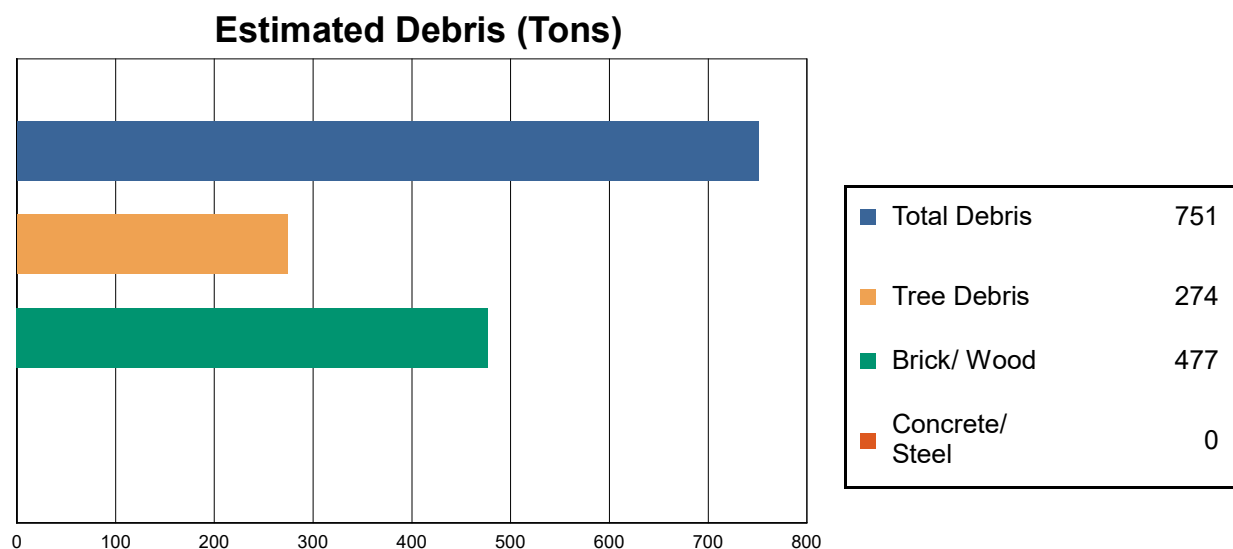


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

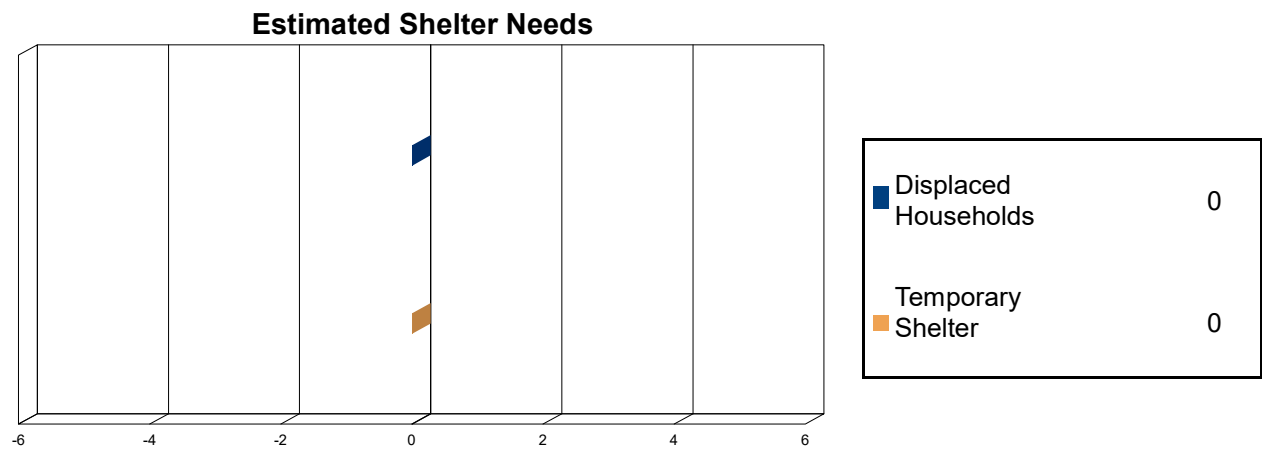


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 751 tons of debris will be generated. Of the total amount, 112 tons (15%) is Other Tree Debris. Of the remaining 639 tons, Brick/Wood comprises 75% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 19 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 162 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 0 households to be displaced due to the hurricane. Of these, 0 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

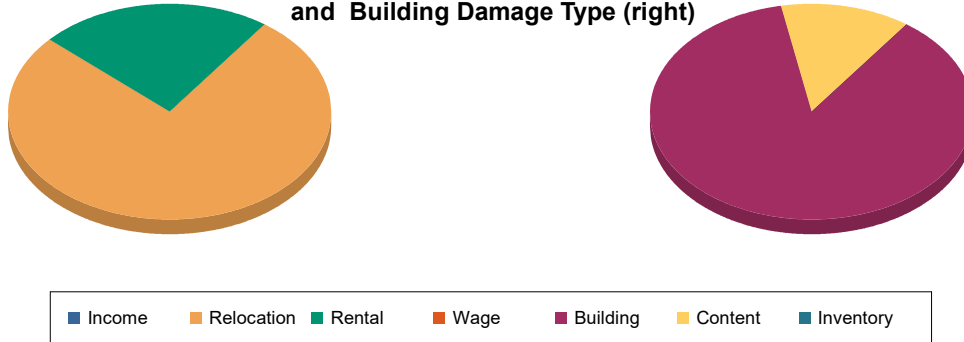
The total economic loss estimated for the hurricane is 5.7 million dollars, which represents 0.08 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 6 million dollars. 1% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 80% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

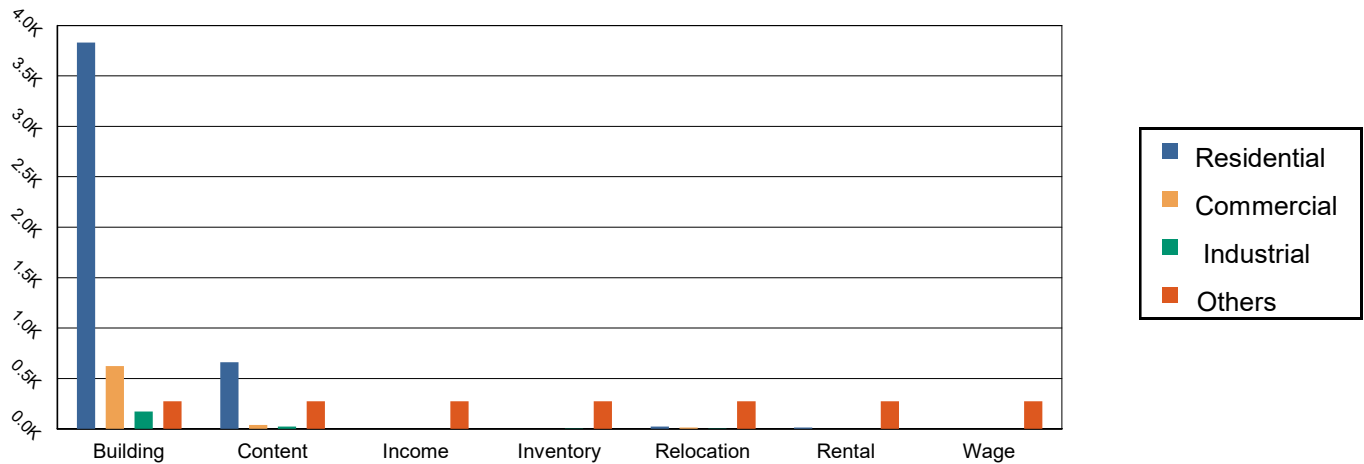


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	3,831.11	623.74	171.27	264.93	4,891.05
	Content	660.18	38.48	21.93	3.89	724.49
	Inventory	0.00	0.00	3.16	0.01	3.18
	Subtotal	4,491.29	662.22	196.37	268.83	5,618.71
Business Interruption Loss						
	Income	0.00	0.00	0.00	0.00	0.00
	Relocation	23.14	13.56	4.35	3.33	44.39
	Rental	13.59	0.00	0.00	0.00	13.59
	Wage	0.00	0.00	0.00	0.00	0.00
	Subtotal	36.73	13.56	4.35	3.33	57.97

Total

Total	4,528.02	675.78	200.72	272.16	5,676.68
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 100-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

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Appendix A contains a complete listing of the counties contained in the region.

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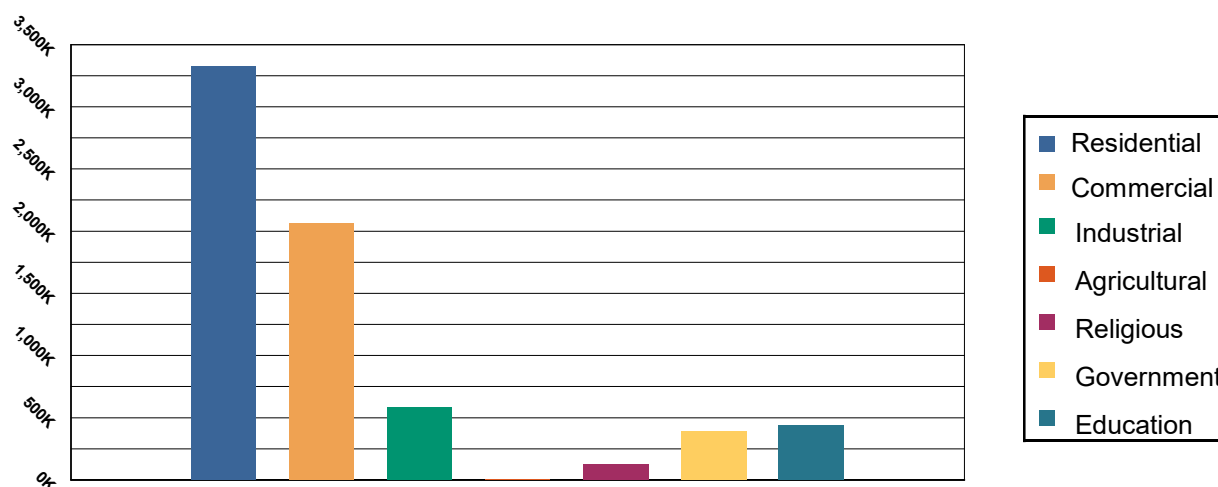


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Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 27 buildings will be at least moderately damaged. This is over 0% of the total number of buildings in the region. There are an estimated 0 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

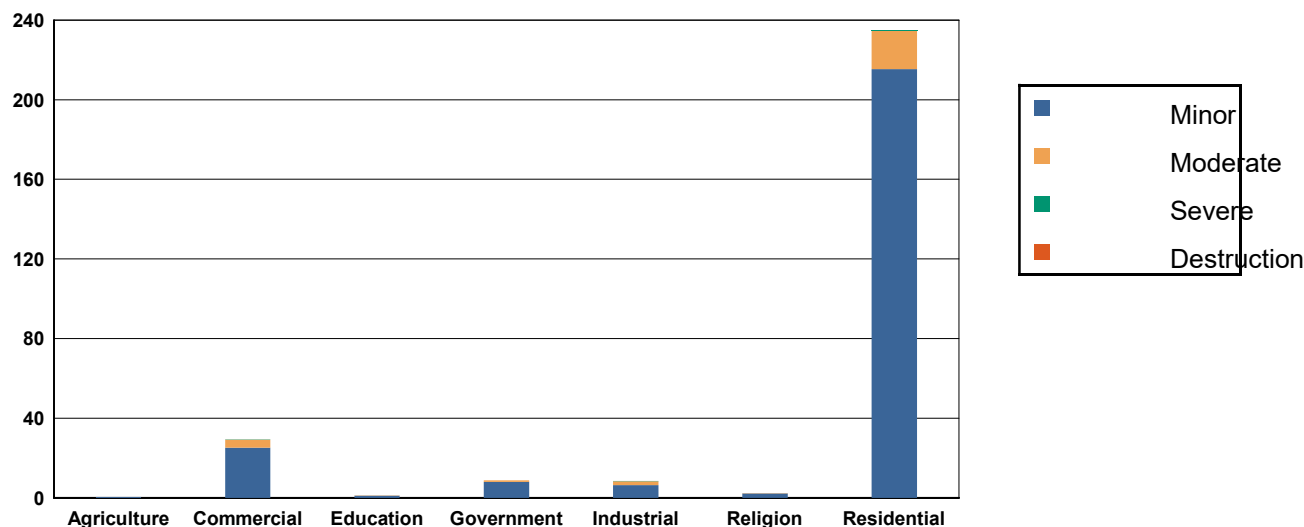


Table 2: Expected Building Damage by Occupancy : 100 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	14	96.71	0	2.42	0	0.67	0	0.20	0	0.00
Commercial	1,040	97.25	25	2.35	4	0.38	0	0.01	0	0.00
Education	29	95.78	1	3.41	0	0.81	0	0.00	0	0.00
Government	322	97.33	8	2.42	1	0.25	0	0.00	0	0.00
Industrial	219	96.27	6	2.82	2	0.80	0	0.11	0	0.00
Religion	100	97.71	2	2.08	0	0.20	0	0.01	0	0.00
Residential	7,313	96.89	215	2.85	19	0.26	0	0.00	0	0.00
Total	9,036		258		27		1		0	

Table 3: Expected Building Damage by Building Type : 100 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	32	97.78	1	2.17	0	0.05	0	0.00	0	0.00
Masonry	1,600	97.47	39	2.35	3	0.16	0	0.02	0	0.00
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	471	92.04	30	5.78	11	2.16	0	0.02	0	0.00
Wood	6,581	97.47	164	2.43	6	0.09	0	0.00	0	0.00

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

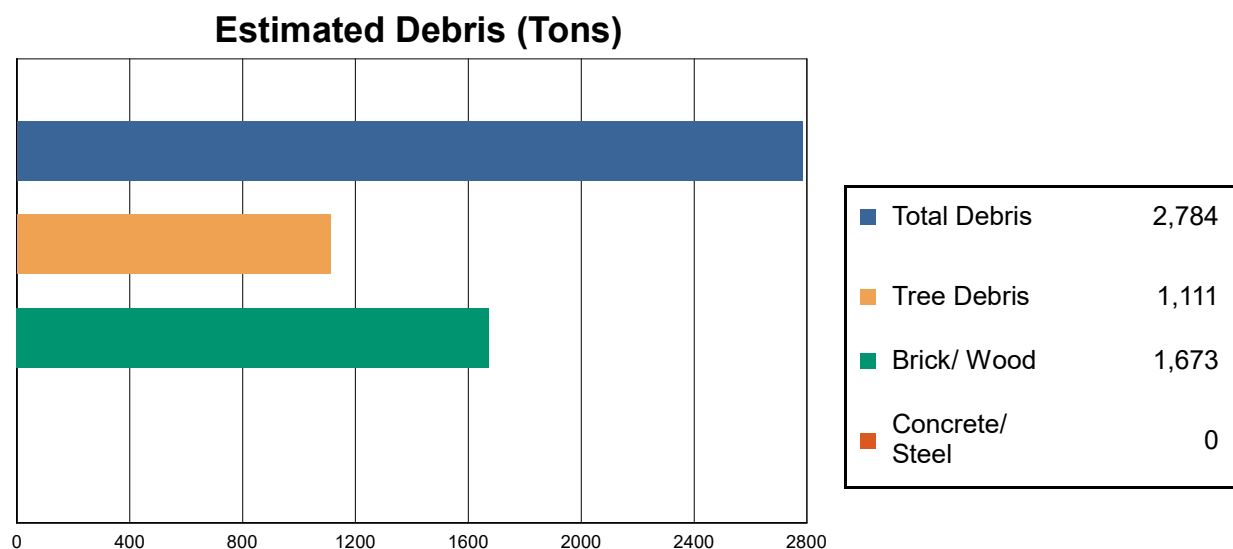


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

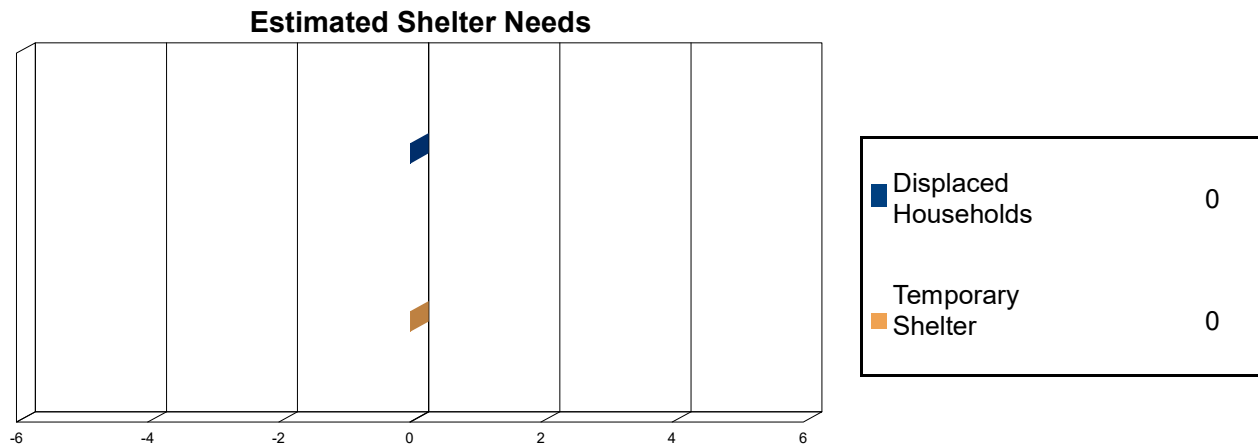


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 2,784 tons of debris will be generated. Of the total amount, 510 tons (18%) is Other Tree Debris. Of the remaining 2,274 tons, Brick/Wood comprises 74% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 67 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 601 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 0 households to be displaced due to the hurricane. Of these, 0 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

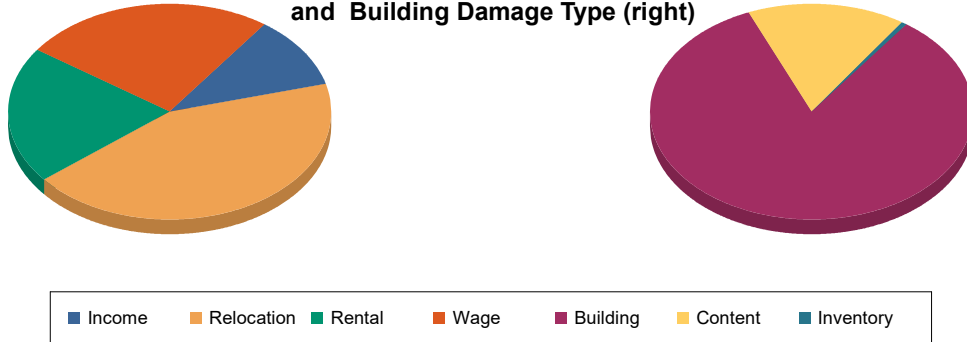
The total economic loss estimated for the hurricane is 19.2 million dollars, which represents 0.28 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 19 million dollars. 9% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 68% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

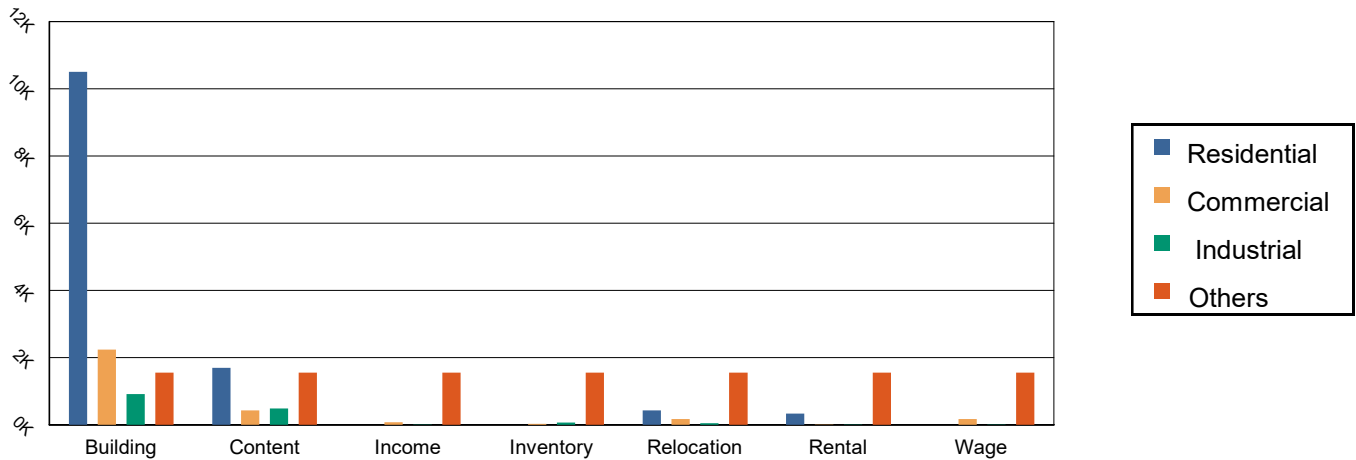


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	10,499.83	2,237.04	912.35	931.23	14,580.45
	Content	1,697.97	433.60	483.12	143.08	2,757.76
	Inventory	0.00	32.08	65.95	4.37	102.40
	Subtotal	12,197.80	2,702.72	1,461.42	1,078.67	17,440.61
Business Interruption Loss						
	Income	0.00	74.62	9.28	107.19	191.10
	Relocation	431.78	175.08	49.48	107.15	763.48
	Rental	335.72	11.07	6.94	7.26	361.01
	Wage	0.00	175.42	15.30	252.28	443.00
	Subtotal	767.50	436.20	81.01	473.88	1,758.59

Total

Total	12,965.30	3,138.92	1,542.43	1,552.55	19,199.20
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 200-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

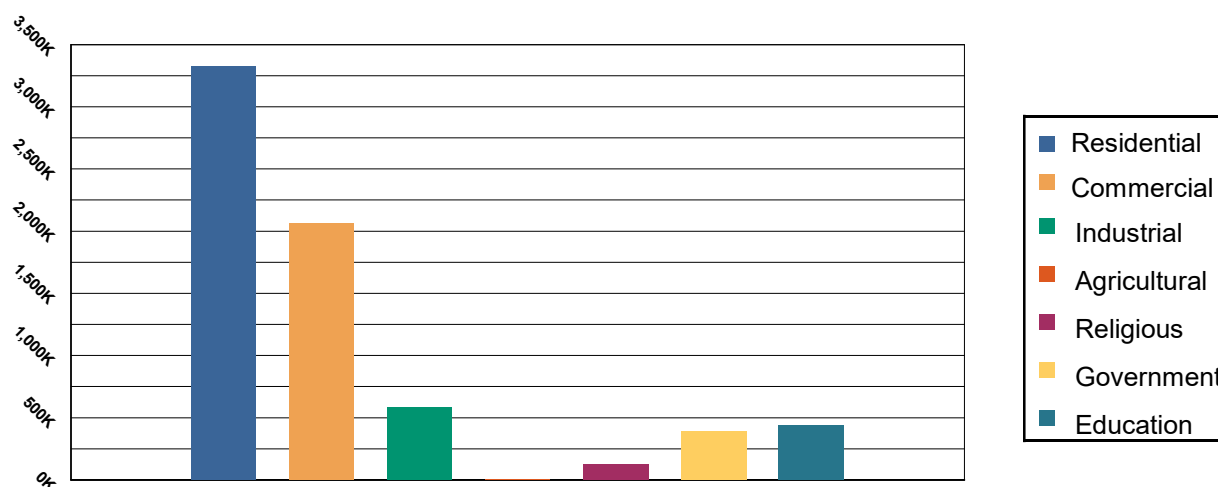


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 97 buildings will be at least moderately damaged. This is over 1% of the total number of buildings in the region. There are an estimated 1 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

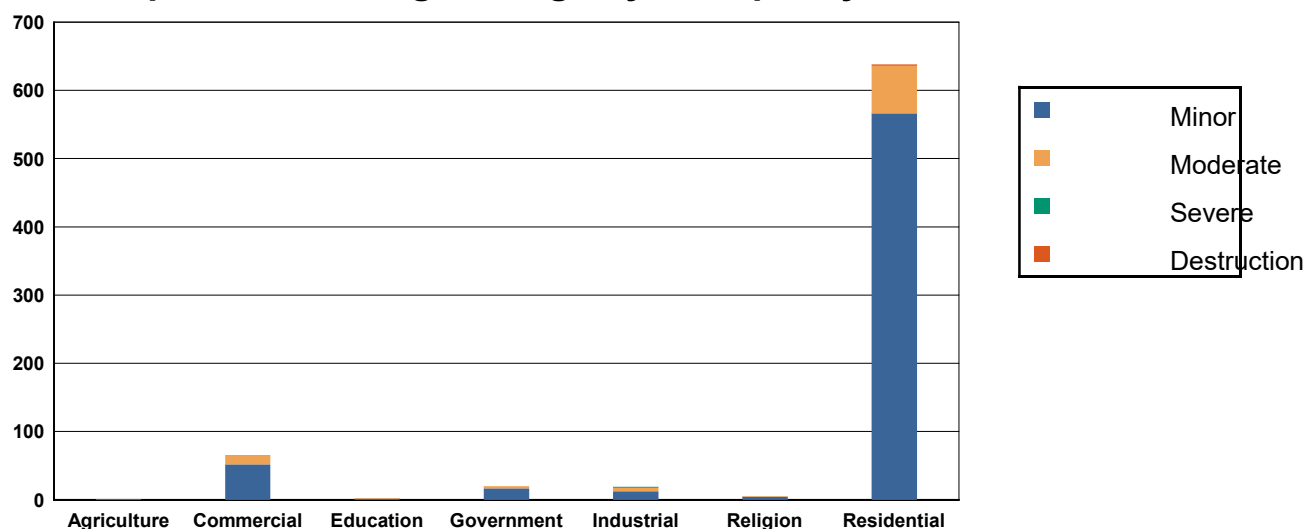


Table 2: Expected Building Damage by Occupancy : 200 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	13	91.72	1	4.98	0	2.26	0	0.99	0	0.05
Commercial	1,003	93.87	52	4.85	13	1.23	1	0.05	0	0.00
Education	27	91.10	2	6.41	1	2.48	0	0.01	0	0.00
Government	311	93.96	17	5.11	3	0.91	0	0.01	0	0.00
Industrial	209	91.63	13	5.53	5	2.30	1	0.53	0	0.02
Religion	96	94.60	5	4.62	1	0.76	0	0.02	0	0.00
Residential	6,910	91.55	566	7.50	70	0.92	1	0.01	1	0.02
Total	8,570		655		93		3		1	

Table 3: Expected Building Damage by Building Type : 200 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	31	94.76	2	4.81	0	0.43	0	0.00	0	0.00
Masonry	1,538	93.72	90	5.48	12	0.71	1	0.07	0	0.01
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	431	84.23	50	9.85	30	5.79	1	0.13	0	0.00
Wood	6,254	92.63	464	6.87	32	0.47	1	0.01	1	0.02

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

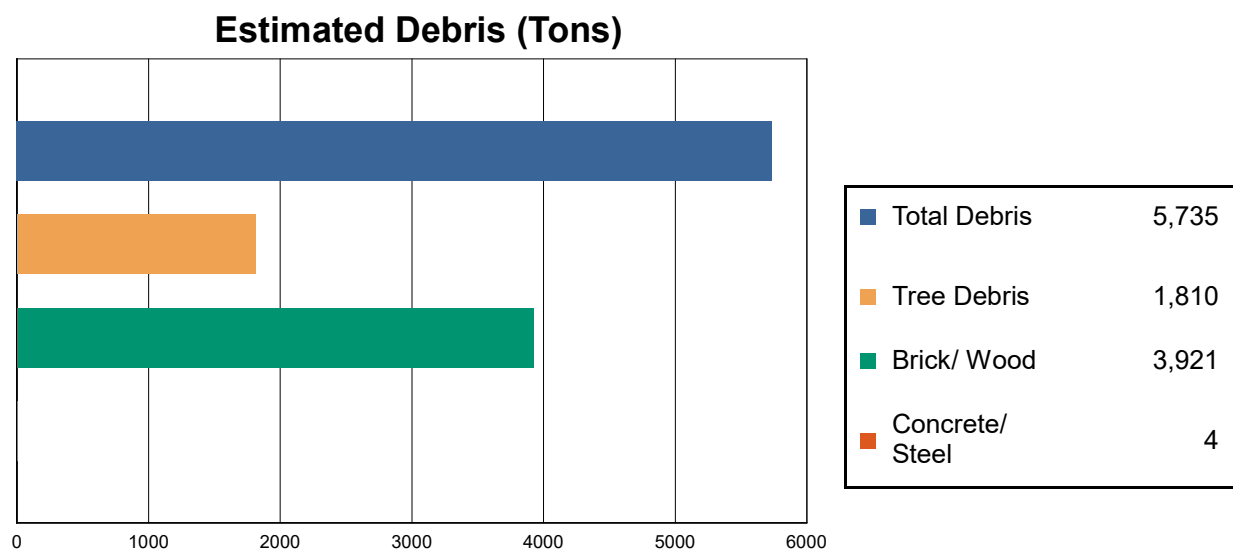


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

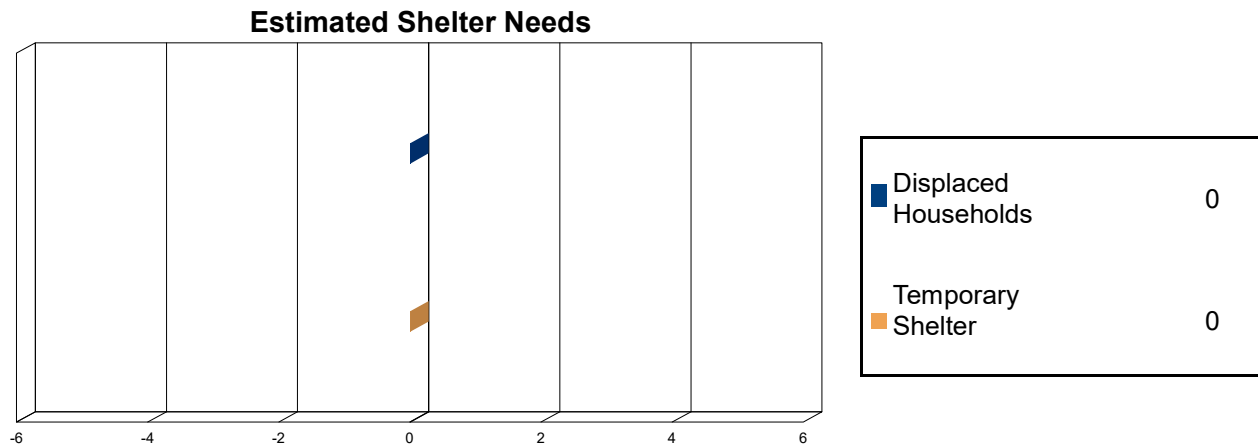


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 5,735 tons of debris will be generated. Of the total amount, 823 tons (14%) is Other Tree Debris. Of the remaining 4,912 tons, Brick/Wood comprises 80% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 157 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 987 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 0 households to be displaced due to the hurricane. Of these, 0 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

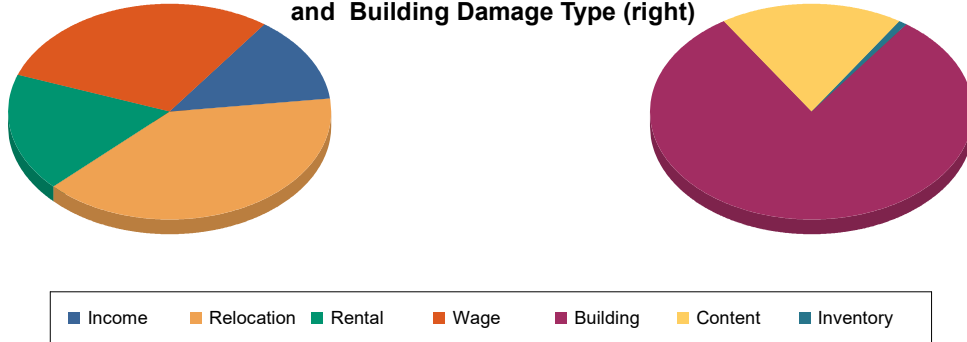
The total economic loss estimated for the hurricane is 44.9 million dollars, which represents 0.65 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 45 million dollars. 11% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 60% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

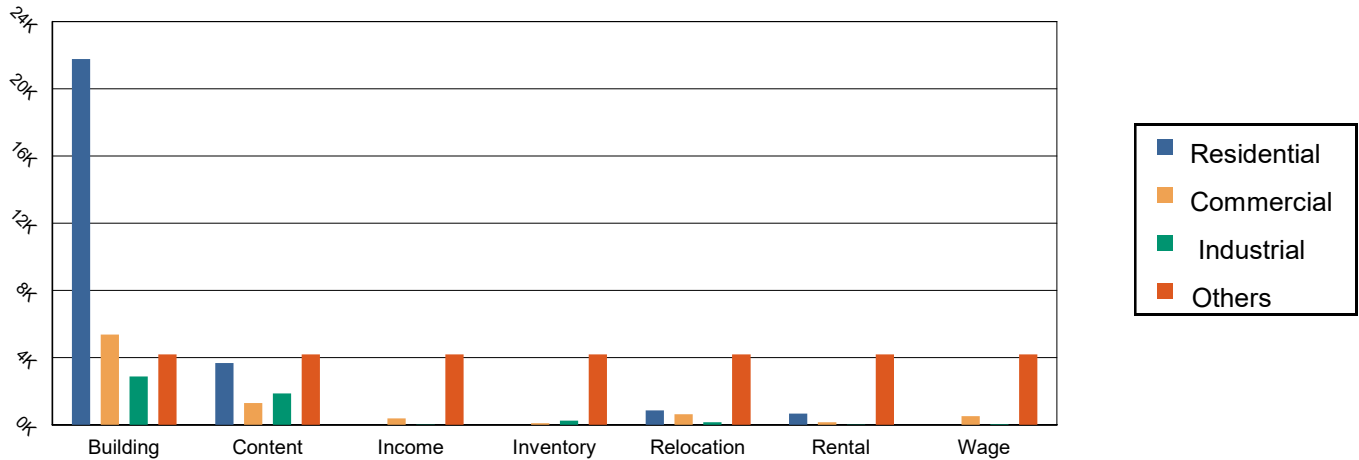


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	21,763.60	5,376.16	2,869.87	2,299.61	32,309.24
	Content	3,685.06	1,303.50	1,876.66	415.88	7,281.09
	Inventory	0.00	106.64	259.07	19.18	384.90
	Subtotal	25,448.66	6,786.30	5,005.59	2,734.67	39,975.22
Business Interruption Loss						
	Income	0.00	377.20	29.53	237.47	644.20
	Relocation	856.96	623.06	150.20	312.39	1,942.62
	Rental	664.72	153.32	22.36	33.87	874.27
	Wage	0.00	515.85	48.79	880.54	1,445.18
	Subtotal	1,521.68	1,669.43	250.89	1,464.28	4,906.28

Total

Total	26,970.34	8,455.73	5,256.48	4,198.95	44,881.50
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 500-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

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General Description of the Region

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The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

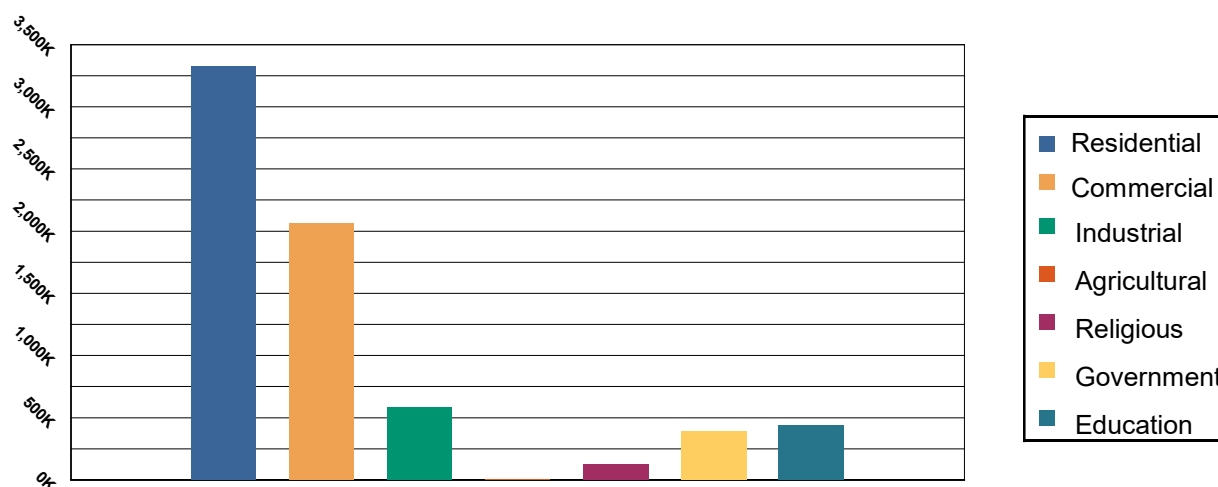


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 290 buildings will be at least moderately damaged. This is over 3% of the total number of buildings in the region. There are an estimated 13 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

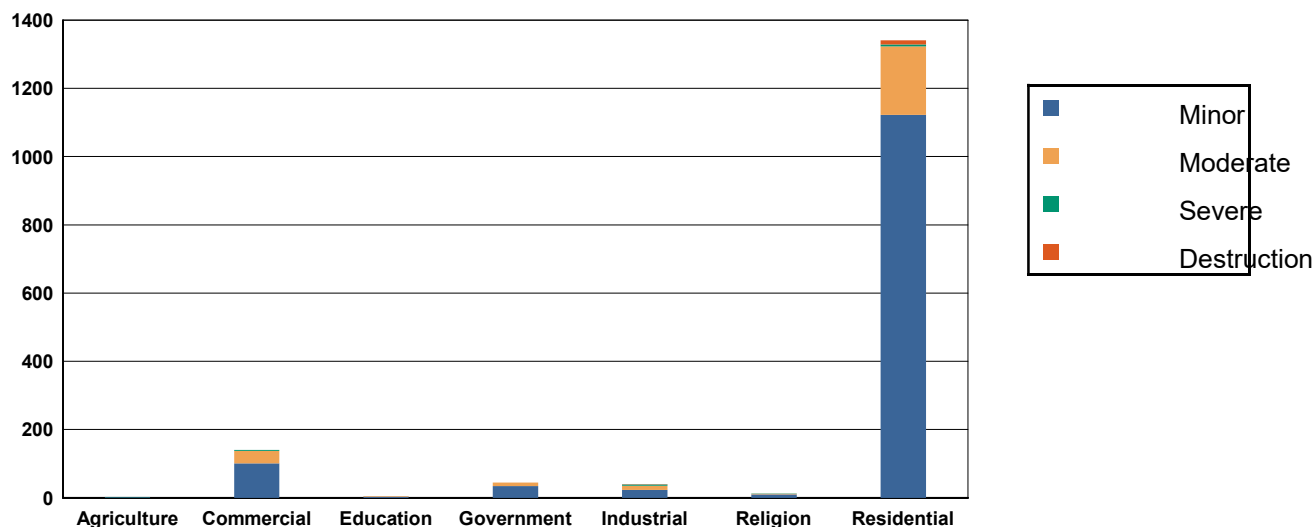


Table 2: Expected Building Damage by Occupancy : 500 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	12	82.66	1	8.63	1	5.26	0	3.19	0	0.25
Commercial	929	86.90	101	9.47	36	3.40	2	0.22	0	0.00
Education	25	82.53	3	11.35	2	6.04	0	0.08	0	0.00
Government	286	86.55	34	10.29	10	3.06	0	0.10	0	0.00
Industrial	188	82.59	23	10.07	12	5.47	4	1.77	0	0.10
Religion	90	87.89	10	9.44	3	2.55	0	0.12	0	0.00
Residential	6,207	82.24	1,122	14.86	201	2.66	5	0.07	12	0.16
Total	7,737		1,294		265		13		13	

Table 3: Expected Building Damage by Building Type : 500 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	29	87.43	3	10.25	1	2.22	0	0.10	0	0.00
Masonry	1,411	85.96	182	11.11	42	2.56	5	0.30	1	0.07
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	366	71.49	78	15.29	65	12.72	3	0.50	0	0.00
Wood	5,677	84.08	948	14.05	110	1.64	5	0.08	11	0.16

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

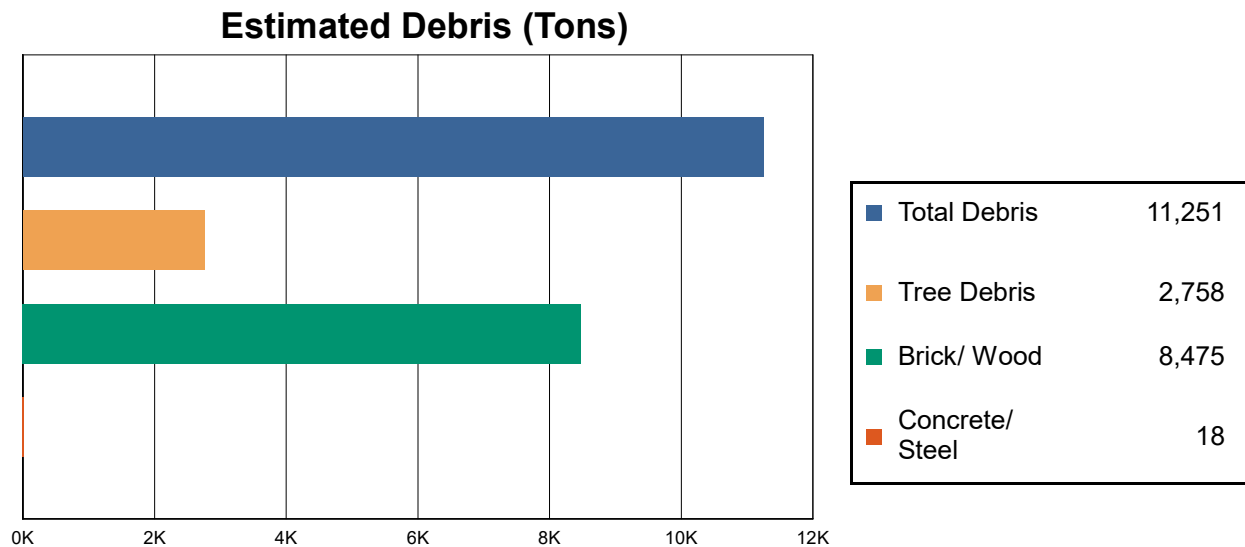


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	23

Induced Hurricane Damage

Debris Generation

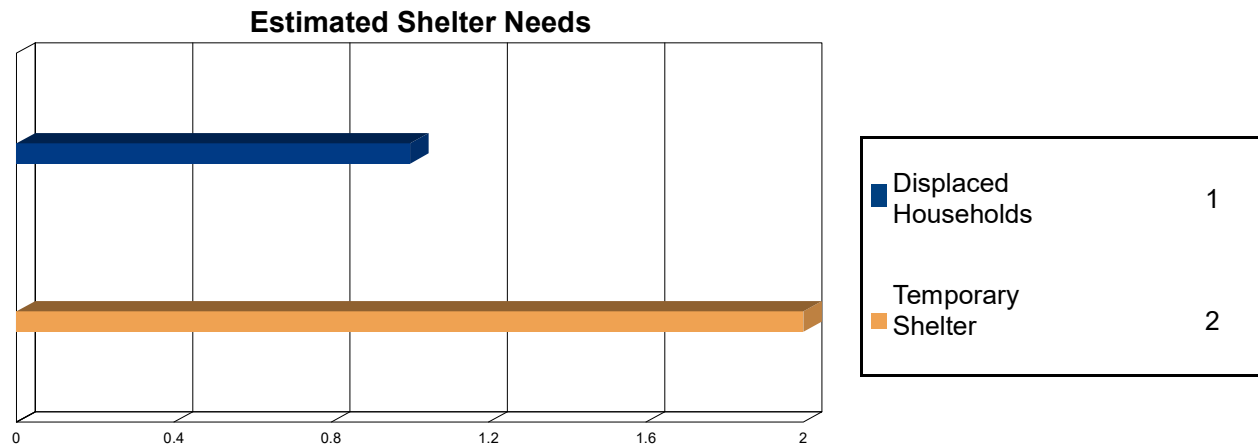


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 11,251 tons of debris will be generated. Of the total amount, 1,203 tons (11%) is Other Tree Debris. Of the remaining 10,048 tons, Brick/Wood comprises 84% of the total, Reinforced Concrete/Steel comprises of 0% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 340 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 1,555 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 1 households to be displaced due to the hurricane. Of these, 2 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

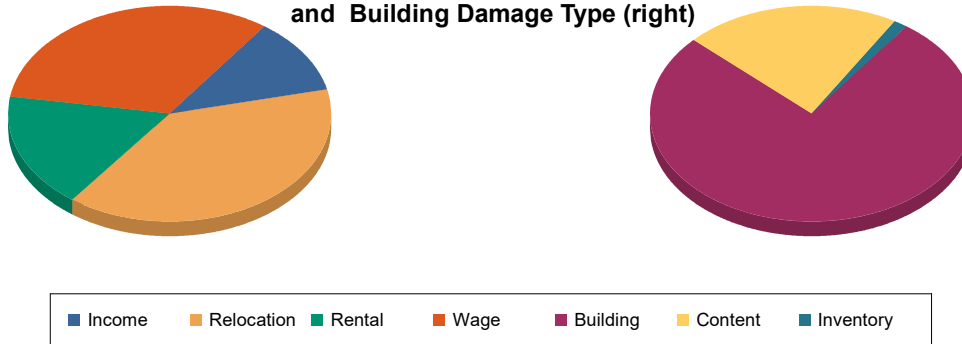
The total economic loss estimated for the hurricane is 105.9 million dollars, which represents 1.53 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 106 million dollars. 14% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 55% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

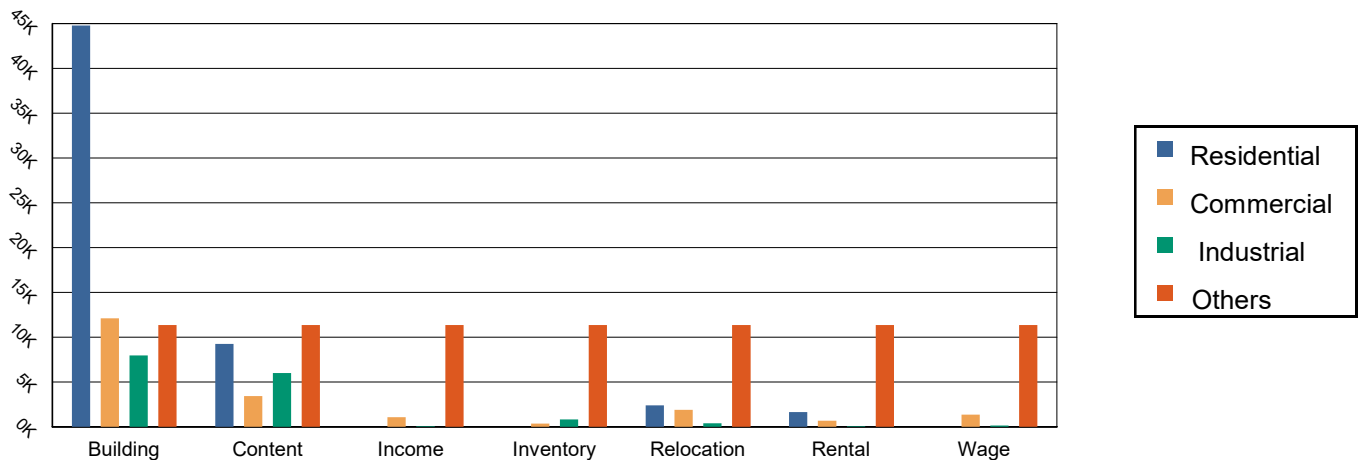


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	44,774.69	12,126.40	7,969.05	5,461.96	70,332.10
	Content	9,249.19	3,451.94	6,003.83	1,210.71	19,915.66
	Inventory	0.00	364.31	830.12	61.57	1,256.00
	Subtotal	54,023.88	15,942.65	14,802.99	6,734.24	91,503.77
Business Interruption Loss						
	Income	0.00	1,090.59	91.47	471.18	1,653.24
	Relocation	2,382.13	1,890.05	411.88	899.34	5,583.41
	Rental	1,641.61	671.36	66.15	132.74	2,511.85
	Wage	0.00	1,379.68	151.52	3,138.63	4,669.83
	Subtotal	4,023.74	5,031.68	721.02	4,641.89	14,418.33



Total

Total	58,047.62	20,974.33	15,524.02	11,376.13	105,922.10
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043

Hazus: Hurricane Global Risk Report

Region Name: Holyoke

Hurricane Scenario: Probabilistic 1000-year Return Period

Print Date: Wednesday, September 18, 2024

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Hurricane. These results can be improved by using enhanced inventory data.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency and the National Institute of Building Sciences. The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The hurricane loss estimates provided in this report are based on a region that includes 1 county(ies) from the following state(s):

- Massachusetts

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 20.46 square miles and contains 11 census tracts. There are over 15 thousand households in the region and a total population of 38,223 people. The distribution of population by State and County is provided in Appendix B.

There are an estimated 9 thousand buildings in the region with a total building replacement value (excluding contents) of 6,935 million dollars. Approximately 81% of the buildings (and 48% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 9,322 buildings in the region which have an aggregate total replacement value of Table 1 presents the relative distribution of the value with respect to the general occupancies. Appendix B provides distribution of the building value by State and County.

Building Exposure by Occupancy Type

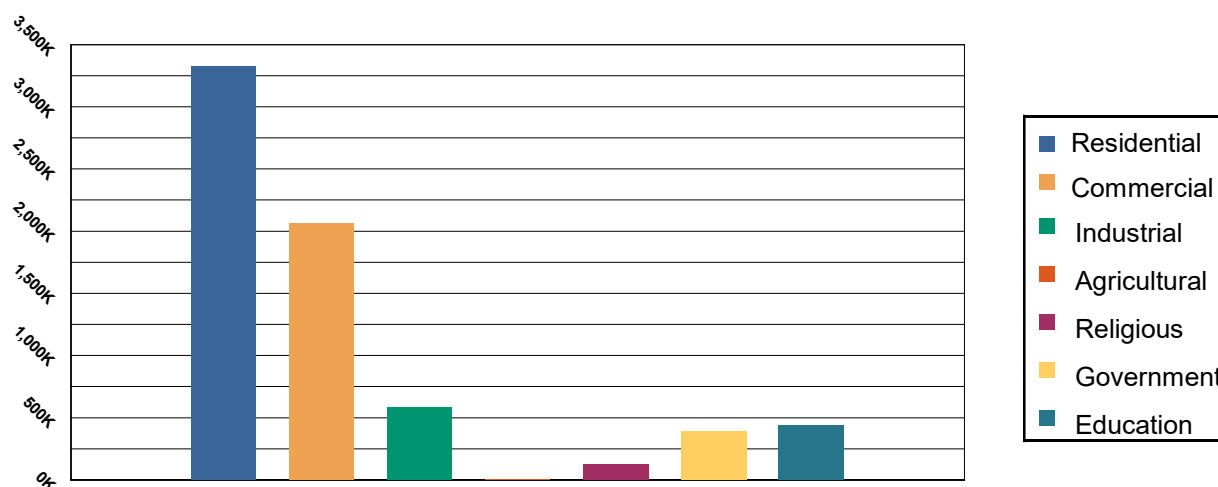


Table 1: Building Exposure by Occupancy Type

Occupancy	Exposure (\$1000)	Percent of Tot
Residential	3,321,917	47.90 %
Commercial	2,065,256	29.78%
Industrial	587,154	8.47%
Agricultural	6,134	0.09%
Religious	128,985	1.86%
Government	390,728	5.63%
Education	434,869	6.27%
Total	6,935,043	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 329 beds. There are 23 schools, 4 fire stations, 2 police stations and 1 emergency operation facilities.

Hurricane Scenario

Hazus used the following set of information to define the hurricane parameters for the hurricane loss estimate provided in this report.

Scenario Name: Probabilistic

Type: Probabilistic

Building Damage

General Building Stock Damage

Hazus estimates that about 514 buildings will be at least moderately damaged. This is over 6% of the total number of buildings in the region. There are an estimated 32 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Hurricane technical manual. Table 2 below summarizes the expected damage by general occupancy for the buildings in the region. Table 3 summarizes the expected damage by general building type.

Expected Building Damage by Occupancy

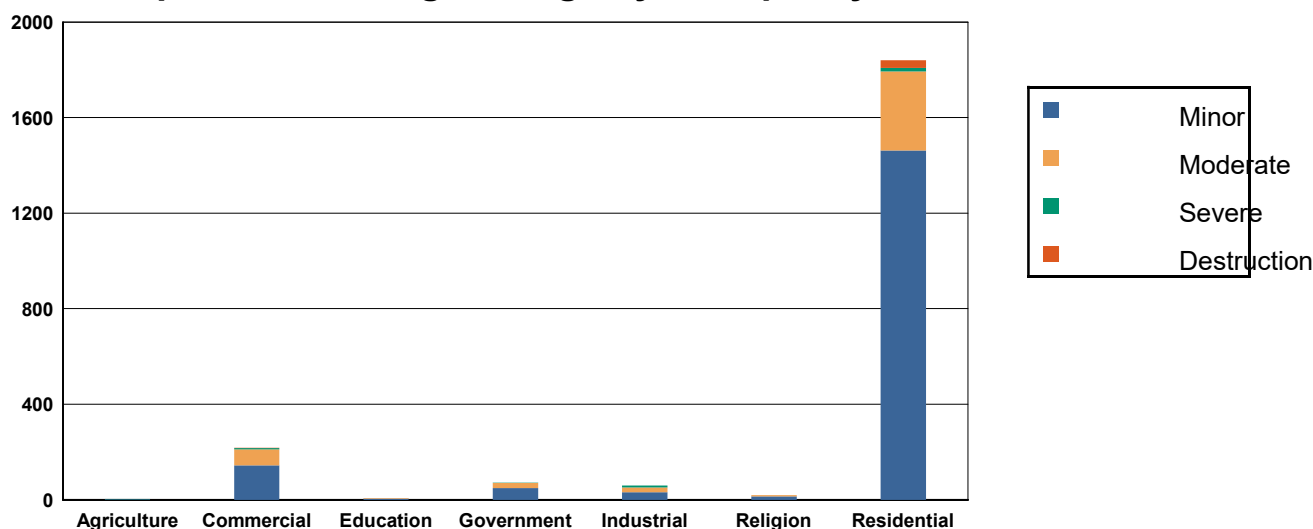


Table 2: Expected Building Damage by Occupancy : 1000 - year Event

Occupancy	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	11	75.47	1	10.55	1	7.57	1	5.77	0	0.63
Commercial	852	79.68	144	13.44	67	6.27	6	0.58	0	0.02
Education	22	74.78	5	15.10	3	9.79	0	0.33	0	0.00
Government	260	78.40	49	14.83	21	6.31	2	0.45	0	0.00
Industrial	168	73.61	31	13.63	21	9.03	8	3.47	1	0.26
Religion	82	80.21	14	13.90	6	5.41	0	0.48	0	0.00
Residential	5,708	75.63	1,462	19.37	332	4.39	15	0.20	31	0.42
Total	7,102		1,706		450		32		32	

Table 3: Expected Building Damage by Building Type : 1000 - year Event

Building Type	None		Minor		Moderate		Severe		Destruction	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	26	80.04	5	14.55	2	4.99	0	0.42	0	0.00
Masonry	1,279	77.94	258	15.71	88	5.36	13	0.79	3	0.19
MH	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	310	60.59	96	18.68	101	19.67	5	1.05	0	0.00
Wood	5,278	78.17	1,247	18.47	186	2.75	13	0.19	28	0.41

Essential Facility Damage

Before the hurricane, the region had 329 hospital beds available for use. On the day of the hurricane, the model estimates that 329 hospital beds (100%) are available for use by patients already in the hospital and those injured by the hurricane. After one week, 100% of the beds will be in service. By 30 days, 100% will be operational.

Thematic Map of Essential Facilities

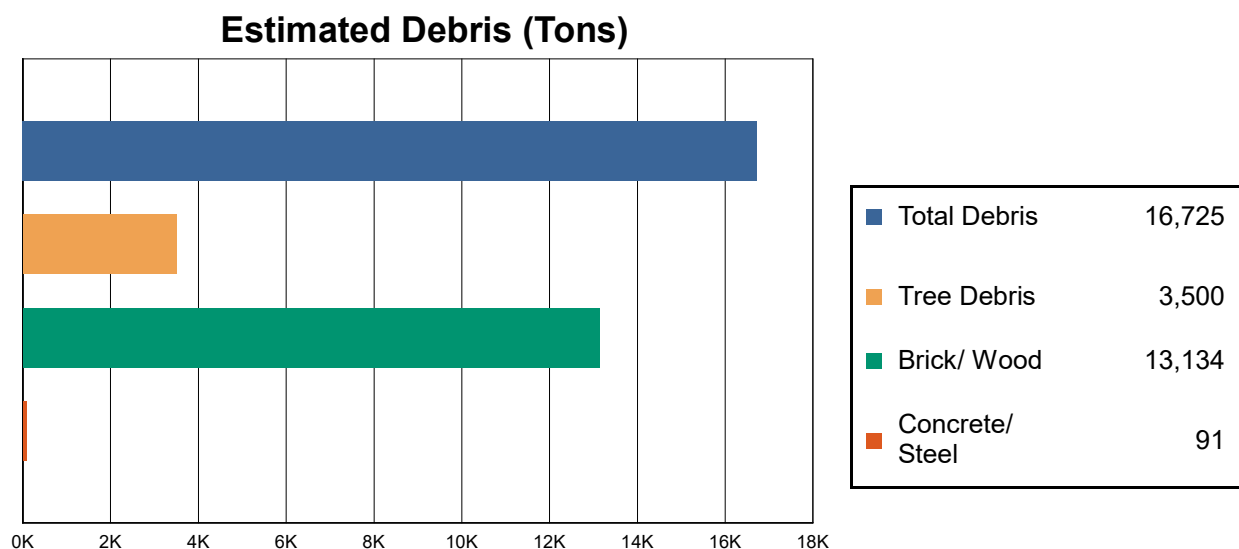


Table 4: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		Probability of at Least Moderate Damage > 50%	Probability of Complete Damage > 50%	Expected Loss of Use < 1 day
EOCs	1	0	0	1
Fire Stations	4	0	0	4
Hospitals	2	0	0	2
Police Stations	2	0	0	2
Schools	23	0	0	3

Induced Hurricane Damage

Debris Generation

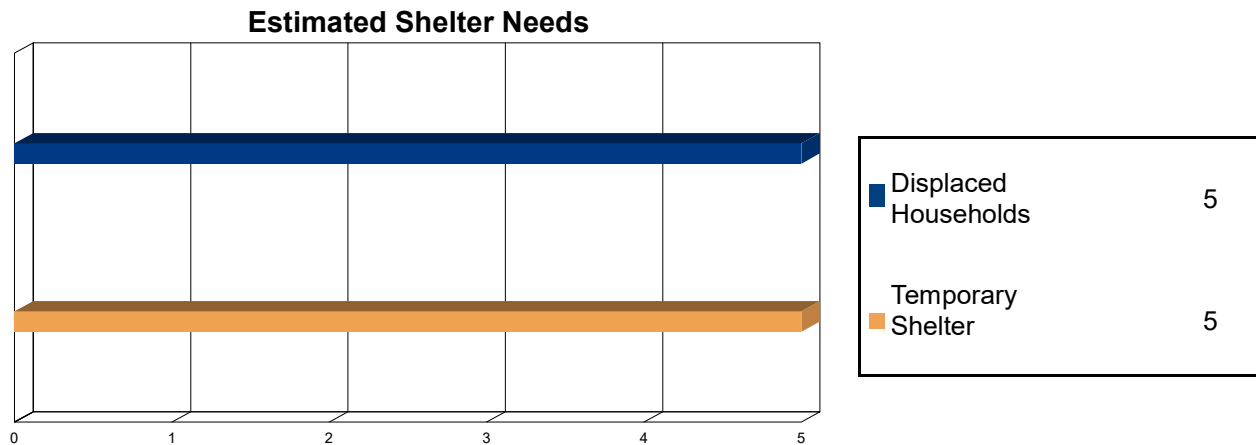


Hazus estimates the amount of debris that will be generated by the hurricane. The model breaks the debris into four general categories: a) Brick/Wood, b) Reinforced Concrete/Steel, c) Eligible Tree Debris, and d) Other Tree Debris. This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 16,725 tons of debris will be generated. Of the total amount, 1,476 tons (9%) is Other Tree Debris. Of the remaining 15,249 tons, Brick/Wood comprises 86% of the total, Reinforced Concrete/Steel comprises of 1% of the total, with the remainder being Eligible Tree Debris. If the building debris tonnage is converted to an estimated number of truckloads, it will require 529 truckloads (@25 tons/truck) to remove the building debris generated by the hurricane. The number of Eligible Tree Debris truckloads will depend on how the 2,024 tons of Eligible Tree Debris are collected and processed. The volume of tree debris generally ranges from about 4 cubic yards per ton for chipped or compacted tree debris to about 10 cubic yards per ton for bulkier, uncompacted debris.

Social Impact

Shelter Requirement



Hazus estimates the number of households that are expected to be displaced from their homes due to the hurricane and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 5 households to be displaced due to the hurricane. Of these, 5 people (out of a total population of 38,223) will seek temporary shelter in public shelters.

Economic Loss

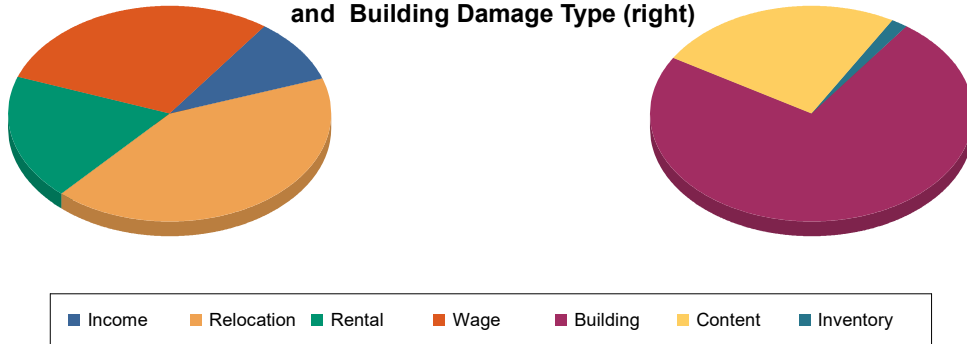
The total economic loss estimated for the hurricane is 178.6 million dollars, which represents 2.58 % of the total replacement value of the region's buildings.

Building-Related Losses

The building related losses are broken into two categories: direct property damage losses and business interruption losses. The direct property damage losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the hurricane. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the hurricane.

The total property damage losses were 179 million dollars. 14% of the estimated losses were related to the business interruption of the region. By far, the largest loss was sustained by the residential occupancies which made up over 53% of the total loss. Table 5 below provides a summary of the losses associated with the building damage.

Loss by Business Interruption Type (left)
and Building Damage Type (right)



Loss Type by General Occupancy

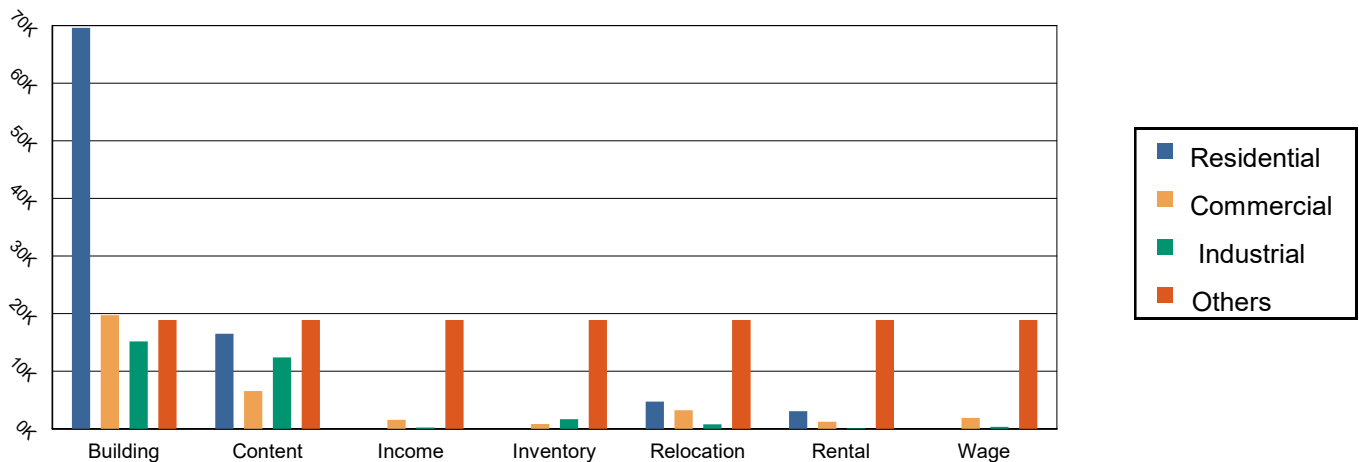


Table 5: Building-Related Economic Loss Estimates
(Thousands of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Property Damage						
	Building	69,626.45	19,712.61	15,156.00	8,914.15	113,409.23
	Content	16,508.73	6,576.83	12,392.05	2,512.70	37,990.32
	Inventory	0.00	832.53	1,701.01	126.33	2,659.88
	Subtotal	86,135.18	27,121.98	29,249.07	11,553.19	154,059.42
Business Interruption Loss						
	Income	0.36	1,589.54	205.43	608.16	2,403.49
	Relocation	4,730.61	3,211.54	778.33	1,548.17	10,268.65
	Rental	3,056.22	1,207.30	127.98	236.88	4,628.37
	Wage	0.85	1,921.62	340.18	4,972.30	7,234.95
	Subtotal	7,788.04	7,929.99	1,451.92	7,365.51	24,535.46



Total

Total	93,923.22	35,051.97	30,700.99	18,918.70	178,594.88
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Appendix A: County Listing for the Region

Massachusetts
- Hampden

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Massachusetts				
Hampden	38,223	3,321,917	3,613,126	6,935,043
Total	38,223	3,321,917	3,613,126	6,935,043
Study Region Total	38,223	3,321,917	3,613,126	6,935,043



Mayor Joshua Garcia

City of Holyoke

Conservation Commission

Yoni Glogower, Director of Conservation & Sustainability

October 15, 2025th

Holyoke City Council
Holyoke City Hall
536 Dwight St, Room 10
Holyoke, MA 01040

Re: Holyoke Hazard Mitigation Plan Grant Award

Dear President Murphy-Romboletti and Members of the Holyoke City Council,

In late 2023 the City of Holyoke was awarded a \$26,800 Grant from the Massachusetts Emergency Management Agency (MEMA) to fund an update to Holyoke's Hazard Mitigation Plan (HMP), which had last been completed in 2016. Our draft plan is now completed, approved by FEMA, and is ready to be considered for adoption by the Holyoke City Council.

Holyoke's HMP was updated according to FEMA guidelines and will allow us to remain eligible to apply for the Flood Mitigation Assistance grant program and other funding opportunities. Our planning committee team included representatives from the DPW, Fire Department, OPED, Board of Health, Holyoke Water Works, HG&E, and other stakeholders to develop priorities and strategies who worked with our selected vendor (Resilient Land & Water) to address mitigation of multiple natural hazards that may affect the community, including flood hazards, winter storm hazards, wind hazards, wildfire hazards and geologic hazards.

The full Hazard Mitigation and Climate Adaptation Plan is included with this letter, along with the review by FEMA that confirms our plan is approvable pending adoption by the City. The resolution language is also attached. I would be glad to attend a future City Council committee meeting to talk about the plan elements in greater detail and answer any questions.

Sincerely,

Yoni Glogower
Director, Office of Conservation and Sustainability

Local Mitigation Plan Review Tool

Cover Page

The Local Mitigation Plan Review Tool (PRT) demonstrates how the local mitigation plan meets the regulation in 44 CFR § 201.6 and offers states and FEMA Mitigation Planners an opportunity to provide feedback to the local governments, including special districts.

1. The Multi-Jurisdictional Summary Sheet is a worksheet that is used to document how each jurisdiction met the requirements of the plan elements (Planning Process; Risk Assessment; Mitigation Strategy; Plan Maintenance; Plan Update; and Plan Adoption).
2. The Plan Review Checklist summarizes FEMA's evaluation of whether the plan has addressed all requirements.

For greater clarification of the elements in the Plan Review Checklist, please see Section 4 of this guide. Definitions of the terms and phrases used in the PRT can be found in Appendix E of this guide.

Plan Information	
Jurisdiction(s)	City of Holyoke, Massachusetts
Title of Plan	City of Holyoke Hazard Mitigation and Climate Adaptation Plan
New Plan or Update	Update
Single- or Multi-Jurisdiction	Single-jurisdiction
Date of Plan	3/28/2025
Local Point of Contact	
Name/Title	Yoni Glogower, Director of Conservation and Sustainability
Agency	Holyoke Department of Conservation and Sustainability
Address	City Hall Annex, 4 th Floor 20 Korean Veterans Plaza Holyoke, MA 01040
Phone Number	413-322-5615
Email	glogowery@holyoke.org

Local Mitigation Planning Policy Guide

Review Information	
State Review	
State Reviewer(s) Name/Title	Jeffrey Zukowski, Hazard Mitigation Planner
State Review Date	5/28/2025; 9/18/2025
FEMA Review	
FEMA Reviewer(s) Name/Title	Makenzie Wenninghoff, Community Planner Brigitte Ndikum-Nyada, Community Planner
Date Received in FEMA Region	5/30/2025; 6/18/2025; 9/18/2025
Plan Not Approved	7/16/2025
Plan Approvable Pending Adoption	10/8/2025 (<i>HHPD is included in this approval</i>)
Plan Approved	Click or tap to enter a date.

Plan Review Checklist

The Plan Review Checklist is completed by FEMA. States and local governments are encouraged, but not required, to use the PRT as a checklist to ensure all requirements have been met prior to submitting the plan for review and approval. The purpose of the checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been “met” or “not met.” FEMA completes the “required revisions” summary at the bottom of each element to clearly explain the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is “not met.” Sub-elements in each summary should be referenced using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each element and sub-element are described in detail in Section 4: Local Plan Requirements of this guide.

Plan updates must include information from the current planning process.

If some elements of the plan do not require an update, due to minimal or no changes between updates, the plan must document the reasons for that.

Multi-jurisdictional elements must cover information unique to all participating jurisdictions.

Element A: Planning Process

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1))		
A1-a. Does the plan document how the plan was prepared, including the schedule or time frame and activities that made up the plan’s development, as well as who was involved?	Ch. 3, p. 15-19, Appendix A	Met
A1-b. Does the plan list the jurisdiction(s) participating in the plan that seek approval, and describe how they participated in the planning process?	Ch. 3, p. 15-19, Appendix A	Met

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests to be involved in the planning process? (Requirement 44 CFR § 201.6(b)(2))		
A2-a. Does the plan identify all stakeholders involved or given an opportunity to be involved in the planning process, and how each stakeholder was presented with this opportunity?	Ch. 3, p. 15-19, Appendix A	Met
A3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? (Requirement 44 CFR § 201.6(b)(1))		
A3-a. Does the plan document how the public was given the opportunity to be involved in the planning process and how their feedback was included in the plan?	Ch. 3, p. 18-19, Appendix A	Met
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement 44 CFR § 201.6(b)(3))		
A4-a. Does the plan document what existing plans, studies, reports and technical information were reviewed for the development of the plan, as well as how they were incorporated into the document?	Ch. 5, p. 99-127	Met
ELEMENT A REQUIRED REVISIONS		
<u>Required Revision:</u> Click or tap here to enter text.		

Element B: Risk Assessment

Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR § 201.6(c)(2)(i))		
B1-a. Does the plan describe all natural hazards that can affect the jurisdiction(s) in the planning area, and does it provide the rationale if omitting any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area?	Ch. 4, p.20-98	Met
B1-b. Does the plan include information on the location of each identified hazard?	Ch. 4, p.20-98	Met
B1-c. Does the plan describe the extent for each identified hazard?	Ch. 4, p.20-98	Met
B1-d. Does the plan include the history of previous hazard events for each identified hazard?	Ch. 4, p.20-98	Met
B1-e. Does the plan include the probability of future events for each identified hazard, including the type, location and range of anticipated intensities?	Ch. 4, p.20-98	Met
B1-f. For participating jurisdictions in a multi-jurisdictional plan, does the plan describe any hazards that are unique to and/or vary from those affecting the overall planning area?	N/A	Choose an item.
B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does this summary also address NFIP-insured structures that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii))		
B2-a. Does the plan provide an overall summary of each jurisdiction's vulnerability to the identified hazards?	Ch. 4, p.20-98	Met
B2-b. For each participating jurisdiction, does the plan describe the potential impacts of each of the identified hazards on each participating jurisdiction?	Ch. 4, p.20-98	Met
B2-c. Does the plan address NFIP-insured structures within each jurisdiction that have been repetitively damaged by floods?	Ch. 4, p. 91-92	Met

ELEMENT B REQUIRED REVISIONS

Required Revision:

Click or tap here to enter text.

Element C: Mitigation Strategy

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C1. Does the plan document each participant's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))		
C1-a. Does the plan describe how the existing capabilities of each participant are available to support the mitigation strategy? Does this include a discussion of the existing building codes and land use and development ordinances or regulations?	Ch. 5, p. 99-127	Met
C1-b. Does the plan describe each participant's ability to expand and improve the identified capabilities to achieve mitigation?	Ch. 5, p. 99-127	Met
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C2-a. Does the plan contain a narrative description or a table/list of their participation activities?	Ch. 5, p. 119-123	Met
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement 44 CFR § 201.6(c)(3)(i))		
C3-a. Does the plan include goals to reduce the risk from the hazards identified in the plan?	Ch. 1, p.2. Ch. 6, p.128	Met

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C4-a. Does the plan include an analysis of a comprehensive range of actions/projects that each jurisdiction considered to reduce the impacts of hazards identified in the risk assessment?	Ch. 6, p. 131-138, Appendix B	Met
C4-b. Does the plan include one or more action(s) per jurisdiction for each of the hazards as identified within the plan's risk assessment?	Ch. 6, p. 131-138, Appendix B	Met
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including a cost-benefit review), implemented, and administered by each jurisdiction? (Requirement 44 CFR § 201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))		
C5-a. Does the plan describe the criteria used for prioritizing actions?	Ch. 6, p. 131-138, Appendix B	Met
C5-b. Does the plan provide the position, office, department or agency responsible for implementing/administrating the identified mitigation actions, as well as potential funding sources and expected time frame?	Ch. 6, p. 131-140, Appendix B	Met
ELEMENT C REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element D: Plan Maintenance

Element D Requirements	Location in Plan (section and/or page number)	Met / Not Met
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? (Requirement 44 CFR § 201.6(c)(4)(iii))		
D1-a. Does the plan describe how communities will continue to seek future public participation after the plan has been approved?	Ch. 7, p. 141	Met
D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a five-year cycle)? (Requirement 44 CFR § 201.6(c)(4)(i))		
D2-a. Does the plan describe the process that will be followed to track the progress/status of the mitigation actions identified within the Mitigation Strategy, along with when this process will occur and who will be responsible for the process?	Ch. 7, p. 141-144, Appendix C	Met
D2-b. Does the plan describe the process that will be followed to evaluate the plan for effectiveness? This process must identify the criteria that will be used to evaluate the information in the plan, along with when this process will occur and who will be responsible.	Ch. 7, p. 142, Appendix C	Met
D2-c. Does the plan describe the process that will be followed to update the plan, along with when this process will occur and who will be responsible for the process?	Ch. 7, p. 142-143 Appendix C	Met
D3. Does the plan describe a process by which each community will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement 44 CFR § 201.6(c)(4)(ii))		
D3-a. Does the plan describe the process the community will follow to integrate the ideas, information and strategy of the mitigation plan into other planning mechanisms?	Ch. 7, p. 144-145	Met
D3-b. Does the plan identify the planning mechanisms for each plan participant into which the ideas, information and strategy from the mitigation plan may be integrated?	Ch. 7, p. 144-145	Met
D3-c. For multi-jurisdictional plans, does the plan describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms?	N/A	Choose an item.

ELEMENT D REQUIRED REVISIONS

Required Revision:

Click or tap here to enter text.

Element E: Plan Update

Element E Requirements	Location in Plan (section and/or page number)	Met / Not Met
E1. Was the plan revised to reflect changes in development? (Requirement 44 CFR § 201.6(d)(3))		
E1-a. Does the plan describe the changes in development that have occurred in hazard-prone areas that have increased or decreased each community's vulnerability since the previous plan was approved?	Ch. 1, p. 3-4	Met
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement 44 CFR § 201.6(d)(3))		
E2-a. Does the plan describe how it was revised due to changes in community priorities?	Ch. 1, p. 1-4	Met
E2-b. Does the plan include a status update for all mitigation actions identified in the previous mitigation plan?	Ch. 6, p. 128-131	Met
E2-c. Does the plan describe how jurisdictions integrated the mitigation plan, when appropriate, into other planning mechanisms?	Ch. 1, p. 4	Met
ELEMENT E REQUIRED REVISIONS		
Required Revision:		
Click or tap here to enter text.		

Element F: Plan Adoption

Element F Requirements	Location in Plan (section and/or page number)	Met / Not Met
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F1-a. Does the participant include documentation of adoption?	Click or tap here to enter text.	Choose an item.
F2. For multi-jurisdictional plans, has the governing body of each jurisdiction officially adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F2-a. Did each participant adopt the plan and provide documentation of that adoption?	Click or tap here to enter text.	Choose an item.
ELEMENT F REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element G: High Hazard Potential Dams (Optional)

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD1. Did the plan describe the incorporation of existing plans, studies, reports and technical information for HHPDs?		
HHPD1-a. Does the plan describe how the local government worked with local dam owners and/or the state dam safety agency?	Ch. 3, p.15-19, Appendix A	Met
HHPD1-b. Does the plan incorporate information shared by the state and/or local dam owners?	Ch. 3, p.15-19, Appendix A; Ch.4, p. 33-35, 38-39	Met
HHPD2. Did the plan address HHPDs in the risk assessment?		
HHPD2-a. Does the plan describe the risks and vulnerabilities to and from HHPDs?	Ch. 4, p. 32-41	Met

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD2-b. Does the plan document the limitations and describe how to address deficiencies?	Ch. 4, p. 32-41	Met
HHPD3. Did the plan include mitigation goals to reduce long-term vulnerabilities from HHPDs?		
HHPD3-a. Does the plan address how to reduce vulnerabilities to and from HHPDs as part of its own goals or with other long-term strategies?	Ch.1, p.2	Met
HHPD3-b. Does the plan link proposed actions to reducing long-term vulnerabilities that are consistent with its goals?	Ch. 6, p. 131-138	Met
HHPD4-a. Did the plan include actions that address HHPDs and prioritize mitigation actions to reduce vulnerabilities from HHPDs?		
HHPD4-a. Does the plan describe specific actions to address HHPDs?	Ch. 6, p. 131-138	Met
HHPD4-b. Does the plan describe the criteria used to prioritize actions related to HHPDs?	Ch. 6, p. 131-138	Met
HHPD4-c. Does the plan identify the position, office, department or agency responsible for implementing and administering the action to mitigate hazards to or from HHPDs?	Ch. 6, p. 131-138	Met
HHPD Required Revisions		
<u>Required Revision:</u> Click or tap here to enter text.		

Element H: Additional State Requirements (Optional)

Element H Requirements	Location in Plan (section and/or page number)	Met / Not Met
This space is for the State to include additional requirements.		
Click or tap here to enter text.	Click or tap here to enter text.	Choose an item.

Plan Assessment

These comments can be used to help guide your annual/regularly scheduled updates and the next plan update.

Element A. Planning Process

Strengths

- The planning process narrative is detailed and includes the events and meetings that were part of the plan's development.
- The public outreach strategy gave the public a number of ways to take part and give feedback. It was in-depth to capture local residents' perception of natural hazards and widely distributed, and included outreach materials provided in common languages spoken in the planning area.
- The City of Holyoke is commended for working with the best HMPCAP expert consultants in the field.

Opportunities for Improvement

- This list of the Key Stakeholders invited to the public meetings is impressive, however an important stakeholder was left off this list. Here is great fact, about the college which makes it stand out as an important stakeholder to the community: *"Holyoke Community College in Holyoke, MA has a total enrollment of 4,209 students. The student-faculty ratio is 12-to-1. The college serves 4,737 students, with a minority enrollment of 47%."*
- Consider providing an opportunity or a direct invite to schools.

Element B. Risk Assessment

Strengths

- Using problem statements is a great way to sum up the vulnerabilities listed in the risk assessment. They can also help pinpoint actions to include in the mitigation strategy. This links the two sections of the plan together

Opportunities for Improvement

- Consider using more maps, with critical facilities, neighborhoods etc. Layering hazards can also demonstrate more vulnerable areas.
- Extent for **extreme cold, and wildfires** could not be located in the Plan. Here are some suggestions to address this sub-element of B1-c. Look at the number of acres burnt, while less than 5 acres is mentioned its old data from 2009 or prior. For the 2014 extreme cold event, the temperature during that time could meet this requirement.

Element C. Mitigation Strategy

Strengths

- The plan gives a detailed description of each community's programs, plans and policies to reduce risks. The plan assesses current capabilities and looks at how to expand them to further reduce risk.
- The plan's goals are specific to mitigation, not response and preparedness. They also address long-term risk.
- The plan clearly lays out the actions in the plan that will directly reduce risk for the vulnerable and underserved communities in the area.
- The plan includes many types of mitigation actions [e.g., local plans and regulations; structure and infrastructure projects; natural system protections; and education and awareness programs]. Tables 70 (73 & 74), well done and in many ways, quite innovative!
- Great inclusion of examples of successful mitigation projects like the following captured on page 218: Hazard Mitigation and Climate Adaptation Successes in the City, the Flood Protection System; Green infrastructure for “The Secret Stream” or “La Corriente Secreta.”

Opportunities for Improvement

- [insert comments]

Element D. Plan Maintenance

Strengths

- The steps to update the plan are described clearly. The timeline of when the update process is expected to begin is also clear and gives the town enough time to produce an approvable plan prior to expiration. This will make the plan update process easier
- The hazard mitigation plan spells out how the community will use its data, goals, actions and other elements in other plans and planning processes.
- The plan includes a number of plans and strategies that will factor in hazard mitigation.
- The plan proposes a mitigation action tracking system. This makes it easy to monitor progress. It is easy to know which actions are advancing and which may have run into a hurdle

Opportunities for Improvement

- Consider discussing the strength of the last plan's maintenance strategy. Did the community face any hardships during the monitoring, evaluating, and updating efforts? Were any strong elements carried over in the plan update? Explain how the last plan's maintenance efforts shaped those planned for the next five years.

Element E. Plan Update

Strengths

- A great job of highlighting new and future development clearly.
- Progress on mitigation actions is clear and described in depth.
- Connecting the Risk Assessment (i.e., Wildfires and Brush fires) from the previous 2016 HMP is commended.

Opportunities for Improvement

- On page 3 (14-PDF), where the following is captured: *“The City of Holyoke has not experienced significant new development in the city center during the time since the previous edition of this plan was adopted. Redevelopment continues to be the focus for Holyoke.”* It would be great for the community to mention here the exact date the previous HMP was approved and also include a narrative discussing why the HMP was allowed to expire since April 13th, 2022. This was done with the Comprehensive Plan, also mentioned on page 3.

Element G. HHPD Requirements (Optional)

Strengths

- [insert comments]

Opportunities for Improvement

- Fully consider the risks and vulnerabilities of all high hazard potential dams that are within the jurisdiction of the city.
- Include additional cascading impacts such as impacts of extreme heat, wildfire, extreme wind.
- Work to clearly demonstrate how mitigation actions reduce long-term vulnerability to dam failure. This can be done with more thorough descriptions of each action.

Element H. Additional State Requirements (Optional)

Strengths

- [insert comments]

Opportunities for Improvement

- [insert comments]

The following are elements that were flagged for not addressing the requirements:
Community/consultant have provided the information in **purple** to address the deficiencies.

Required Revision:

HHPD1-a: “How the local government coordinated with local dam owners and/or the state dam safety agency.” This is currently missing, while the plan states MA DCR was invited to participate in the planning process, the plan states that the high hazard dams in Holyoke are owned by the city. Who represented the Dams to the planning team, how were they included? In addition, while information from the state dam safety agency is included, it is unclear how coordination occurred.

- ✓ This information was added to an existing table ([Table 19 on page 33](#)) in a new column on the right-hand side. Direct engagement with owners was focused on the high and significant hazard dams.

HHPD1-b: This should include information on all HHPD’s within the jurisdiction, if information was not shared for the Holyoke Dam and its corresponding canals, please clarify why. Otherwise, this information specifically the EAP, should be included and referenced.

- ✓ The Holyoke Dam EAP was updated in 2025, and the new inundation mapping was provided by HG&E in August 2025. The inundation mapping analysis includes the canal system in downtown Holyoke, as the canals would be moderately impacted by the IDF failure scenario. A narrative description of the inundation area was added to the plan on pages [35, 36, 37, 41, and 42-43](#). Additional dam-related clarifications were added on pages [14, 33; and in Table 20](#)

HHPD2-a: Describe the risks and vulnerabilities to and from HHPDs, the highlighted portions of the requirement are missing:

- ✓ Potential significant economic, environmental or social impacts, as well as multi-jurisdictional impacts, from a dam incident. [The geographic areas at risk in downstream communities were added on pages 35-36 to ensure that this is present in the “Location” discussion. Additional narratives were added to page 42-43.](#)
- ✓ Location and size of populations at risk from HHPDs, as well as potential impacts to institutions and critical infrastructure/facilities/lifelines. [The geographic areas at risk in downstream communities were added on pages 35-36 to ensure that this is present in the “Location” discussion. Additional narratives were added to page 42-43.](#)
- ✓ Methodology and/or assumptions for risk data and inundation (This would be specific to the risk and vulnerability data often included in the EAP). [A narrative was added to Page 41.](#)

HHPD2-b: “Document the limitations and describe the approach for addressing deficiencies.” This requirement could not be found. (This would be specific to the risk and vulnerability data often included in the EAP). [A narrative was added to Page 41.](#)

HHPD4-a: “the mitigation plan must: Describe a range of specific actions:

Currently the only HHPD specific action is “Design upgrades to Holyoke Dam” this needs more detail to understand what the mitigation action actually set to accomplish. Upgrade from what to what? If details on the Holyoke dam are added, as required in HHPD1-b this action may be clearer. If other actions are working to mitigate risks from HHPDs specifically, please clarify in the descriptions. The requirement requests a range of actions, if there are currently no other HHPD specific actions additional must be included.

- ✓ [Several actions are related to dams. Narratives were added in several locations \(page 37 and page 140\) to ensure that this is clearer. New actions were not added.](#)

HOLYOKE, MASSACHUSETTS

RESOLUTION NO. _____

A RESOLUTION OF THE HOLYOKE CITY COUNCIL ADOPTING THE CITY OF HOLYOKE HAZARD MITIGATION AND CLIMATE ADAPTATION PLAN DATED MARCH 3RD, 2025 AND REVISED IN SEPTEMBER OF 2025

WHEREAS the City of Holyoke recognizes the threat that natural hazards pose to people and property within the City of Holyoke; and

WHEREAS, the Federal Emergency Management Agency awarded a grant to the City of Holyoke in the amount of Twenty Six Thousand Eight Hundred (\$26,800.00) Dollars to fund the update of the City of Holyoke's Hazard Mitigation and Climate Adaptation Plan dated March 3, 2025 and revised in September of 2025;

WHEREAS the City of Holyoke has prepared a multi-hazard mitigation plan, hereby known as the City of Holyoke Hazard Mitigation and Climate Adaptation Plan dated March 3rd, 2025, and revised in September of 2025, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the Federal Emergency Management Agency has approved the City of Holyoke's Hazard Mitigation and Climate Adaptation Plan; which is the subject of this Resolution; and

WHEREAS the City of Holyoke Hazard Mitigation and Climate Adaptation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Holyoke from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Holyoke demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Holyoke Hazard Mitigation and Climate Adaptation Plan dated March 3, 2025, and revised in September of 2025

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF HOLYOKE, MASSACHUSETTS, THAT:

Section 1. In accordance with Section 24 of the Holyoke City Charter and Rule 8 of the City Council Rules, both the Mayor of the City of Holyoke and the Holyoke City Council adopts the City of Holyoke Hazard Mitigation and Climate Adaptation Plan. While content related to the City of Holyoke may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Holyoke to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

In City Council _____, 2025

Adopted on a call of the roll yeas and nays.

Yeas _____ Nays _____
Absent _____

Brenna M. McGee, City Clerk

PRESENTED TO THE MAYOR FOR APPROVAL ON _____, 2025

MAYOR'S OFFICE, HOLYOKE, MA

Joshua A. Garcia, Mayor

Attest



NOTICE OF DECISION SITE PLAN REVIEW, AMENDMENT #1 RECEIVED
209 SOUTH STREET, DUNKIN (SPR #158)
209 SOUTH STREET (080-00-039)

SEP 30 2025

APPROVE WITH CONDITIONS

ORIGINAL NOTICE: January 16, 2025

Amended: September 23, 2025
Holyoke City Clerk's
Holyoke, MA

Date of Amended Notice: September 26, 2025

It is hereby certified that the Planning Board of the City of Holyoke, Massachusetts, at a duly called and properly posted meeting, voted on September 23, 2025, to conditionally approve the plans as received September 12, 2025.

Petitioner: Salmar Realty, LLC
Peter Martins
330 Cottage Street
Springfield, MA 01104

Designed by: R Levesque Associates
40 School Street
Westfield, MA 01085

Owners: Dennis Cieri
South Street Plaza Associates, LLC
Springfield, MA 01104

Property Location: 209 South Street
(Assessor's Map: 080-00-039)

Deed Reference: Book 10389, Page 396

Project Description: Construction of a +/-1,912 s.f. fast food restaurant; with associated site improvements, including the addition of an underground propane tank, as amended within this Decision.

Public Meeting(s): Sept 9, 2025; Sept 23, 2025

Date of Decision: Sept 23, 2025

Date of Decision: September 26, 2025

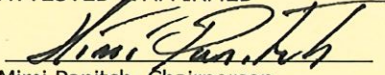
Decision of Board: Approve with Conditions

DECISION: The Board, consisting of Mimi Panitch (Chairperson), Kate Kruckemeyer (Vice-Chairperson), Lauren Niles (Member), Gurninder Dhaliwal (Secretary), and Rosanna Lopez (Member) voted **5-0** to approve the amendments in accordance with Section 10 of the Holyoke Zoning Ordinance, based on the testimony, correspondence, comments, and plans received September 12, 2025, with the following condition(s):

- Prior to the issuance of any permit issued by the Building Department relative to the propane tank installation, the applicant/owner shall provide a revised plan sheet with details in a digital format (pdf) to the Planning Department and Building Department including the proposed underground tank location and incorporating a split-rail fence separating the tank from the drive-thru lane, extending from the menu board to the edge of the building, as discussed and agreed upon with the Planning Board.

This Notice of Decision is filed with the City Clerk and Building Commissioner.

ATTESTED & AFFIRMED


Mimi Panitch, Chairperson
Holyoke Planning Board

Date: Sept 24, 2025

Cc: Mayor, City Clerk, Building Commissioner, City Council



NOTICE OF DECISION
SPECIAL PERMIT (6.4.6.4) INCREASE SIGN SIZE AND MULTIPLE SIGNS
SUPER FRESH (2024-32)
235 SOUTH STREET (080-00-039)

RECEIVED

APPROVED WITH CONDITIONS

SEP 30 2025

DATE OF NOTICE: September 26, 2025

It is hereby certified that the Planning Board of the City of Holyoke, Massachusetts, at a duly called and properly posted meeting, voted on September 23, 2025, to approve the above-referenced Special Permit for an Increase in Sign Size, with conditions as set forth below.

Petitioner: Jony Perez
235 South Street
Holyoke, MA 01040

Designed by: 4G Group, LLC
876 Broadway
Revere, MA 02151

Owner(s): Jony Perez
235 South Street
Holyoke, MA 01040

Date of Application: December 9, 2024

Property Location: 235 South Street
(Parcels 080-00-039)

Deed Reference: bk/pg

Project Description: Two signs to be installed. East Northeast 70.6 s.f. side; Southeast 29.3 s.f.; not to exceed 80s.f. per elevation

Date of Public Hearing: 01/14/2025; 02/25/2025; 04/08/2025; 05/27/2025; 09/09/2025; 09/23/2025

Date of Decision: September 23, 2025

Decision of Board: Approve with Conditions

In accordance with Chapter 40A, General Laws of Massachusetts, Section 17, Paragraph 1, anyone aggrieved by this special permit has the right of appeal in the Superior Court of Hampden County within twenty (20) days from the date of the filing of the decision with the City Clerk.

In accordance with the Holyoke Zoning Ordinance Section 9.3.4, said approval shall expire in 2 years if a substantial use or construction thereof has not sooner commenced except for good cause. In cases of good cause, an extension may be requested from the Planning Board prior to the expiration of said approval.

FINDINGS:

In accordance with Section 9.3.2 **Special Permits, Criteria**, of the Holyoke Zoning Ordinance, the Planning Board made the following findings:

The Board found that due to the unusual non-rectangular footprint of the building, and its placement on the site, it was reasonable to consider the southeast and east northeast faces of the building, which meet at a roughly 120% angle, as two separate faces for purposes of the sign ordinance.

1. **Social, economic, or community needs-** The proposed sign sizes (southeast & east northeast) appropriately advertise and support the business serving the community at this location.
2. **Traffic flow and safety-** The proposed sign sizes (southeast & east northeast) should not negatively impact traffic safety.
3. **Utilities and other public services-** The proposed sign sizes (southeast & east northeast) will not place a strain on any public utility or other services.
4. **Neighborhood character and social structures-** The proposed sign sizes (southeast & east northeast) are appropriate for wayfinding. It is similar in size to others found within the plaza.
5. **Natural environment-** The proposed sign sizes (southeast & east northeast) will not impact the natural environment.
6. **Fiscal impacts-** The proposed sign sizes (southeast & east northeast) may have a positive impact for this business and others in the plaza.

DECISION

The Board, consisting of Mimi Panitch (Chairperson), Kate Kruckemeyer (Vice Chairperson), Lauren Niles (Member), and Rosanna Lopez (Member) voted 4-0 to approve the above referenced application for the Special Permit per Section 6.4.6.4 of the Holyoke Zoning Ordinance, based on the testimony, correspondence, comments and plans received.

Conditions:

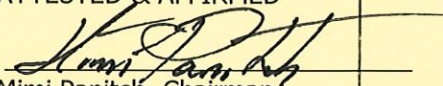
1. Following the 20-day appeal period, a signature from the City Clerk's Office is required on this document prior to its recording at the Registry of Deeds.
2. Prior to the issuance of a Building Permit, the Special Permit Decision must be recorded with the Hampden County Registry of Deeds and a true photocopy must be submitted to the Planning Department.
3. Prior to the issuance of any Permit issued by the Building Department, the applicant/owner must provide to the Planning Department proof that they have paid their public hearing advertisement fee to Turley Publications.
4. All signs associated with this address/establishment shall conform to all aspects of Section 6.4 **Signs**, in particular sections:

Section 6.4.3.6 Electronic Signs,
Section 6.4.3.7 Temporary Signs, and
Section 6.4.6.6 Window Signs

A Building Permit to install the proposed signs at 235 South Street ('Superfresh') shall not be issued until all signage associated with this establishment are brought into compliance.

This Notice of Decision is filed with the City Clerk and Building Commissioner.

ATTESTED & AFFIRMED


Mimi Panitch, Chairman
Holyoke Planning Board

Date: Sept 26, 2025

I hereby certify that I recorded on _____, the approval of the Planning Board and now at least 20 days later, I certify that no notice of appeal there from has been received by me.

Brenna Murphy Leary, City Clerk

Date: _____

Cc: Mayor, City Council, City Clerk, Building Commissioner

Mr. Matthew Sokop
City of Holyoke
Department of Public Works
63 N Canal Street
Holyoke, MA 01040

September 23, 2025

Proposal for:
Holyoke City Hall
City Council Chambers Renovation
531 Dwight Street
Holyoke, MA 01040

Matt,

The City Council Chambers Renovation project was awarded to ArchitectureEL (AEL) by means of a Consultant Purchase Agreement for "On-Call" Architectural Design Services for City Hall Projects in August 2023, the Agreement identified a sum of \$50,000 for initial Design Services without a final scope and fee alignment. The City of Holyoke DPW and the City Council Development & Government Relations Committee (DGR) requested that ArchitectureEL develop City Council Chamber project program requirements and layouts for City review and comment. The DGR Committee and DPW Department both approved Option F as shown on Sketch SK1.6, dated 06/16/2025 for the final City Council Chambers layout to be used for this renovation project, (see Attachment 1). AEL has invoiced the City of Holyoke for \$22,177.42 of the original \$50,000 Consultant Purchase Agreement total amount, this has generally included existing conditions documentation, preliminary design studies, client review and Historic consulting coordination. The remaining Purchase Order balance, (approximately \$27,823) remains to be applied to the Design Development to Construction Administration design services proposal (\$62,373.50), leaving a balance of \$34,551 that can be processed with an additional purchase order to account for the total project design fee.



Proposal:

This proposal is predicated upon ArchitectureEL and its consultants providing Design Development (DD), Construction documents (CD) and Permit Drawings, Material Specifications only (no front end) and two in-progress construction cost estimates. Bidding/Contracting is by the City of Holyoke, support by ArchitectureEL is not included, but can be included on an hourly basis. The City of Holyoke will manage the bid process and incorporate all front-end requirements for bonds, insurance, and temp facilities, which are critically important to a good bid. Finally, Contract Administration services are provided by ArchitectureEL and its consultants.

Project Description:

Generally, our project approach and scope of work are guided by compliance to the Preservation Restriction Agreement between the Massachusetts Historical Commission (MHC) and the City (See Attachment 3) and the Council Chambers Scope of Work/Program R1 document sent to the City of Holyoke DPW Department on July 16, 2025, (see Attachment 2). ArchitectureEL has engaged Epsilon Associates as the project historical consultant, R.W. Hall for mechanical and electrical design services and A.M. Fogarty for cost estimating

Environmental Testing and Audio/Visual design services are not in AEL's scope of work and are to be provided by the City of Holyoke.

Phase I – Design Development total:

\$ 26,432.25

- AEL will create an architectural CAD drawing based on the City-approved Option F to develop a Design Development package, consisting of architectural, mechanical and electrical scope of work. The 50% Design Development package will be shared with the historical consultant to confirm adherence of the Preservation Restriction and to the cost estimate consultant to develop a 50% DD project Cost Estimate. The City will review the DD package and provide comments, the Design Team will complete the Design Development package accordingly and proceed to the Construction Document and Administration phase of work once notified by the City.

Phase I cost breakdown is as follows:

▪ DD drawing work., 24 hrs. @ blended rates:	\$ 3,800.00
▪ Meetings, 1 Mtg. @ 3 hrs. @ \$175.00:	\$ 525.00
▪ Specifications, 18 hrs. @ \$175.00:	\$ 3,150.00
▪ Code Review, 2 hrs. @ \$175.00:	\$ 350.00
▪ HVAC/Electrical – Design Development scope of work:	\$ 7,532.25
▪ Cost Estimate – 50% DD level estimate:	\$ 3,300.00
▪ Cost Estimate review, 2 hrs. @ \$175.00:	\$ 350.00
▪ Historical – PNF and PR coordination with MHC:	\$ 7,425.00

Phase II, Construction Drawings/Contract Administration:

- Once the 50% DD cost estimate is approved, the Design Team will finalize the Design Development Phase and continue to the Construction Document and Construction Administration phases

Phase II cost breakdown is as follows:

- Construction Drawings: Permit ready, annotated drawings and details, material specifications (3-4 sections,): **\$ 22,482.25**
 - Construction & Permit Dwgs., 40 hrs. @ blended rates: \$ 6,200.00
 - Meetings, 4 Mtgs. @ 3 hrs. @ \$175.00: \$ 2,100.00
 - Specifications, 12 hrs. @ \$175.00: \$ 2,100.00
 - Code Review, 2 hrs. @ \$175.00: \$ 350.00
 - HVAC/Electrical – Construction Document scope of work: \$ 7,532.25
 - Cost Estimate – 75% CD level estimate: \$ 3,850.00
 - Cost Estimate review, 2 hrs. @ \$175.00: \$ 350.00
- Bidding and Contracting: Hourly as requested: TBD
- Contract Administration: **\$ 17,889.00**
 - Includes Permit Application support, Affidavits, Shop Drawings, Color Selections, Site Visits & reports, Misc. RFI/Q&A support, Requisition & Change Order Review, and Punch and Back Punch:
 - Stamped Drawings, Permit Support, Affidavits: \$ 600.00
 - Site Visits/Job Mtgs Meetings, 8 weeks long, 8 weekly Mtgs. @ 3 hrs. ea., 24 hrs. @ \$175.00: \$ 4,200.00
 - ASIs, RFIs, 10 hrs. @ \$175.00: \$ 1,750.00
 - Req/CO review and processing, (2 Mos/2 Reqs @ 1.5 Hr review ea) 3 hrs. @ \$175.00: \$ 525.00
 - Shop Drawings, 24 hrs. @ \$150.00: \$ 3,600.00
 - Finish Selections, 12 hrs. @ \$175.00: \$ 2,100.00
 - HVAC/Electrical – Contract Administration scope of work: \$ 3,014.00
 - Punch Setup, Punch & Back-Punch, 12 hrs. @ \$150: \$ 1,800.00
 - Final Affidavits: \$ 300.00

Project Total:

\$ 66,803.50

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264 North Main St., Suite 2, East Longmeadow, MA 01028

Invoices are issued periodically as work progresses, or monthly, and are due within 14 days, unpaid balances over 30 days will be charged interest at 1.5%/month. Terms and Conditions are attached. The tables below represent standard exceptions and hourly rates.

With your signature below we will confirm this agreement. Please contact me if you have any questions or concerns.

Sincerely,



Marco Crescentini

Mathew Sokop

Date

SCHEDULE OF FEES AND CONDITIONS

January 1, 2025

PROPOSALS / NOTICE TO PROCEED

Proposals are valid for 30 days. The Owner's request that we commence work on a project prior to the Owner executing and delivering to Architecture EL, Inc. (AEL) a written agreement constitutes acceptance of the proposal's terms and notice to proceed. A formal Notice to Proceed document will be executed at the Architect's discretion.

AGREEMENT

We intend to enter into a written agreement with the Owner based on the above letter agreement, which may further be expanded at a later date to AIA Document B101-2017 *Standard Form of Agreement Between Architect and Owner*. Legal fees incurred in reviewing other forms of agreements will be billed as Additional Services. AIA General Conditions of the Contract A201-2017 set forth the responsibilities of the Owner, Contractor, and Architect during construction. References in A201 to Owner-Architect agreements and subcontracts bind these documents in this contract.

HOURLY RATES

Fees on Time and Materials Agreements are based on time worked on the project, including travel, at hourly rates per AEL's current rate table. Estimates, when provided on hourly-billed projects, are good-faith estimates intended to assist the Owner in project planning, and are not upset maximums. Hourly rates are fixed for six months from the date of the Agreement, and therefore they are subject to renegotiation. Time spent on trial preparation or testimony relating to any kind of proceeding will be billed at 1.5 times the basic rates.

2025 RATES - EFFECTIVE THROUGH 12/31/2025

Principal:	\$200.00/hr.
Architect 1:	\$175.00/hr.
Architect 2:	\$160.00/hr.
Assoc. Architect:	\$150.00/hr.
CADD/Drafting 1:	\$135.00/hr.
CADD/Drafting 2:	\$125.00/hr.
Administrative Assistant:	\$90.00/hr.

OVERTIME

Overtime, when authorized, will be billed at 1.5- or 2.0-times basic rates at the Architect's discretion.

REIMBURSABLE EXPENSES

Project-related expenses will be billed at cost plus a multiplier of 10%, unless otherwise contracted.

Typical reimbursable expenses include (but are not limited to):

- Additional design services, changes in scope, Change Order processing.
- Site/Land Surveys.
- Planning and Zoning permitting, Historic Review, municipal meetings, hearings, applications, etc.
- Environmental/Abatement consultants (testing, reporting, & Abatement Specifications).
- Material testing, samples, and borings.
- Client-requested additional insurance.
- 3D Models, Renderings & Illustrations.
- Building Information Modeling (BIM)
- Building/Energy Modelling
- Printing and Reproduction.

DOCUMENTS/OWNERSHIP/WARRANTY

Documents prepared by the Architect for the Owner are instruments of service for use with respect to this singular project and instance. All drawings, specifications, and other work product generated by the Architect as instruments of

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service pursuant to this agreement are and shall remain the property of the Architect, whether the project for which they are made is executed or not. The foregoing items shall not be used by the Client for additional work, altered, or expanded upon, except by agreement in writing from the Architect and with appropriate compensation. Any use, or re-use of these documents outside of this project instance; including re-submission, application, and/or construction is not allowed without the written approval and compensation to AEL.

Only with written permission submitted by Architecture EL, Inc. can drawings/digital data be used as base data for plans/drawings subsequently produced; provided that the appropriate credits are made for the base data, and such plans do not give the appearance of being prepared, endorsed, or certified by Architecture EL, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense, arising from any use of the drawn, digital information or media by any person or entity which acquires or obtains the information.

AEL maintains the exclusive right to reproduce the documents created for this project. Copies of any contract "documents", including sketches, designs, or any other intellectual property, without permission, entitle AEL to damages and other protections as set forth in the copyright law.

The Architect retains the right to include images of this project in his portfolio of work including all forms of media be it means of social media outlets, print, digital, etc. The Owner shall permit the Architect, without compensation or consideration to Owner, to take photographs at the project site of both completed work and work in progress, for purposes including, but not limited to, publication in newspapers, magazines, and other print media, use in broadcast media, social media marketing outlets, publication via the Internet, and use in marketing materials used by the Architect. Owner shall allow the Architect to display marketing materials during design and construction phases of the project including, but not limited to, promotional and project signage, where deemed acceptable by both parties. Architecture EL, Inc. makes no warranties, either express or implied, of accuracy, merchantability and fitness for any particular purpose. In no event shall Architecture EL, Inc be liable for any loss of profit or any damages.

ADDITIONAL SERVICES

Additional Services will be provided at the current basic hourly rates plus reimbursable expenses as referred to in the above hourly rate table. Additional Services include revisions necessitated by Owner requested changes in project scope, quality, or budget, and any changes in previously approved drawings or specifications.

INVOICES

Invoices are issued monthly for services rendered the previous month, and/or as project progress requires. Payment of each invoice is due on receipt of the invoice unless otherwise noted on the invoice. Interest on unpaid amounts will be charged at the rate of 1.5% per month 30 days after the due date of the invoice. Interest will be compounded monthly. Notwithstanding the above provision regarding interest, we may suspend our work, at our option, without being in breach of contract if any previously issued invoice remains unpaid for more than 30 days after the invoice due date. Mobilization fees will be charged in the event that the work is stopped and restarted. In the event that collections and/or legal services are necessary, any legal fees incurred will be charged to the Owner, in addition to the total of any outstanding invoices. Any amounts paid as a Retainer for services will be applied to the final invoice on the project.

INSURANCE

The Architect shall maintain the following insurance coverage insurance for the duration of this agreement.

- 1 General Liability: \$2,000,000.00 aggregate, \$1,000,000.00 per occurrence
- 2 Automobile Liability: \$1,000,000.00
- 3 Workers' Compensation: \$1,000,000.00
- 4 Professional Liability: \$5,000,000.00

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DESIGN/BUILD

Design/Build services may be solicited by the Owner from design/build contractors based on our design documents with the understanding that the Owner will assume responsibility for and hold Architecture EL, Inc. harmless from: any and all engineers' computations, certifications, code compliance, changes or additions to drawings and specifications, and coordination of design professional work, and all work performed by architects other than AEL. Our review of any design/ build work not originally performed by AEL will be solely for compatibility with our aesthetic design intent.

SCHEMATIC DESIGN

Based on the Project's requirements agreed upon with the Owner, the Architect shall typically prepare and present for the Owner's approval a preliminary design illustrating the scale and relationship of the Project components. The Schematic Design Documents consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of sketches, or digital modeling. Preliminary selections of major building systems and construction materials may be noted on the drawings or described in writing.

DESIGN DEVELOPMENT

Based on the Owner's approval of the Schematic Design Documents, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and may consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate.

CONSTRUCTION DRAWINGS

Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work.

BIDDING & CONTRACTING-

The Scope of Bidding and Contracting shall vary with each contract. Depending upon method of bidding and contracting, the Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.

CONSTRUCTION CONTRACT ADMINISTRATION

The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents

Services during construction phase will consist of administration of the construction on a periodic basis.

The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

FUNDING

The Owner certifies that funding is in place for the project, including all design fees and reimbursable expenses, and will provide certified accountant documentation if requested.

CONTINGENCY FUNDING

In accepting these terms, and in acknowledgment of the risks inherent in construction, the Owner agrees to establish a construction contingency fund for change orders and other unanticipated costs. In performing our services, Architecture EL, Inc. will exercise that degree of care normally exercised by competent architects practicing in Massachusetts on projects of this type.

LEAD, ASBESTOS, MOLD, AND HAZARDOUS SUBSTANCES

AEL is not insured for, does not provide services related to, and will not be liable for any damages or costs relating to, the detection, identification, treatment, or removal of lead, asbestos, mold, or any other hazardous or polluting substances.

INSURANCE

Copies of AEL's Workman's Compensation and Professional Liability insurance certificates will be provided upon request.

AGREED REMEDY

AEL's liability to the Owner and all other claimants at any time for any damages or costs resulting from AEL's errors, omissions, or professional negligence relating to the project will be limited to a single aggregate sum equal or lesser to \$50,000 or the total value of the design fee under AEL's agreement with the Owner for the Project.

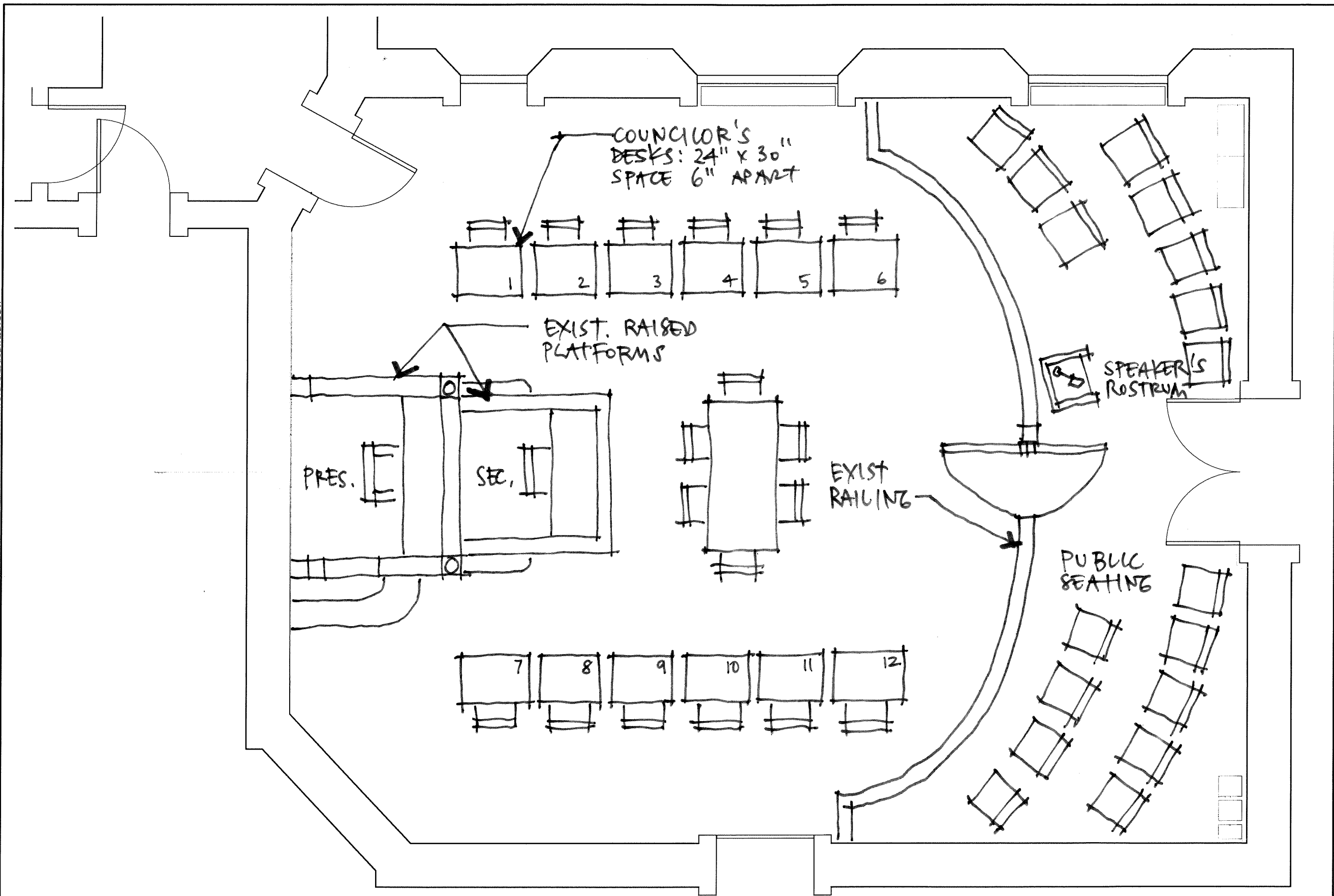
"To the fullest extent permitted by law, the total liability in the aggregate, of Design Professional and Design Professional's officers, directors, employees, agents, and independent professional associates, and any of them, to Owner and any one claiming by, through or under Owner, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Design Professional's services, the project or this Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, misrepresentation, or breach of warranty of Design Professional's officers, directors, employees, agents or independent professional associates, or any of them, shall not exceed the total compensation received by Design Professional under this Agreement."

TERMINATION AND SUSPENSION

At any time you suspend or terminate the project, you agree to pay for all fees and reimbursable expenses incurred at that time. Projects suspended for more than three months, or terminated and later reactivated, are subject to renegotiation of fees. If you elect to hire another architect to perform the services on the project subsequent to or in addition to performance of our services, you shall hold us harmless from errors and omission of any and all such other architects.

END SCHEDULE OF FEES AND CONDITIONS

4:51 PM Tuesday, March 19, 2024, PE-AEL-01VPROJETS\MINICIPAL\2025-11 HOLYOKE CITY COUNCIL CHAMBERS\CONSTRUCTION\DRAWING SET\SKETCHES\CH-1.DWG
COPYRIGHT © 2014/2024. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE ENVIRONMENT LIFE, INC. UNAUTHORIZED REPRODUCTION IS PUNISHABLE BY CIVIL & CRIMINAL PENALTIES UNDER FEDERAL LAW



Attachment 1

1 FLOOR PLAN - OPTION F
SK1.0 SCALE: 1/4"=1'-0"

ArchitectureEL

EnvironmentLife, Inc.

East Longmeadow, MA
ph. 413-525-9700
Hartwich Port, MA
ph. 508-251-9076

PROFESSIONAL SEAL

HOLYOKE CITY
COUNCIL CHAMBERS
536 DWIGHT STREET
HOLYOKE, MA 01040

PROJECT NAME

PLOT DATE: 06/16/2025
CAD FILE: CH-SK1.DWG
DRAWING REVISION LOG

DRAWING NAME
FLOOR PLAN - OPTION F

DRAWING NUMBER
SK1.6

Mr. Matthew Sokop
City of Holyoke
Department of Public Works
63 N. Canal Street
Holyoke, MA 01040

July 16, 2025
September 19, 2025
Comments in red

Re: City Council Chambers Scope of Work/Program R1

Matthew,

The original City Council Chambers renovation program was originally distributed by Sean Sheedy when he was with the Holyoke DPW on 09/13/2023

This program list captures the original scope of work as well as other items that have come up during the design process.

1. New general and accent lighting
 2. Demolish existing carpet flooring, replace with new carpet or refinished existing wood flooring if feasible
 3. Address existing HVAC openings in floor by providing new grates, coordinate with HVAC design
 4. Window treatments - Non-custom, commercially available
 5. Wall repair and painting (beyond extent of existing murals) - To be coordin. w/ water infiltration investigation
 6. Restore existing murals and border, to be performed once the source of water infiltration is addressed - Not in Contract - pending coordination with water infiltration investigation
 7. Remove/demolish existing radiator covers and paint existing radiators
 8. Refinish/restore existing podium desks and public railing
 9. New city councilor desk furniture - Non-custom, commercially available
 10. Acoustical improvements - Not in Contract - pending coordination with Holyoke Media
 11. Eliminate all existing exposed wiring, all new wiring to be hidden
 12. Document existing City Council portrait locations and provide hanging hardware in the City Council Chambers and on the west wall of the main City Hall corridor adjacent to the Chambers
 13. New HVAC system, potentially a ductless mini-split heating/cooling system
 14. Prep and paint the "Meeting Room" (the room to the southwest of the Chambers) and the "Assistant's Office" (the room further to the southwest of the Meeting Room).
- The existing President and Secretary podium desks and public railing will remain as is per DGR meetings and communications
 - Public seating to be existing bench seating (to be confirmed by the City)
 - Media upgrades (AEL to coordinate with Holyoke Media – a consultant engaged by the City)

Sincerely,



Marco Crescentini

Attachments: None

Attachment 3

Bk 20738 Pg 323 #29720
06-09-2015 @ 03:01p

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the CITY OF HOLYOKE

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the City of Holyoke, 536 Dwight Street, Holyoke, Massachusetts 01040 hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Holyoke City Hall located at 536 Dwight Street, Holyoke, Massachusetts, thereon as described in an Order of Taking dated May 12, 1871, from Daniel, John and J.H. Newton to the inhabitants of the Town of Holyoke, recorded with the Hampden County Registry of Deeds, Deed Book 282, Pages 226-227 and which is located at 536 Dwight Street, Holyoke, MA 01040, herein referred to as the Premises. The Premises is also described in the Legal Boundary Description as Exhibit A, shown on the City of Holyoke Assessor's Map 013 as Exhibit B, and shown on the Aerial Map as Exhibit C hereto and incorporated herein by reference.

WHEREAS, the Premises includes, but is not limited to, the following: a parcel in Holyoke having approximately 39,866 square feet (.92 acres) of land, more or less and containing the Holyoke City Hall (1876), a monumental Victorian Gothic Revival structure designed by Charles Atwood of Boston at a cost of nearly \$500,000. Holyoke City Hall is constructed of rock-faced Monson granite in the form of a rectangle with two transeptional wings on either side near the ends and includes a prominent 220 foot tower and original main entry facing Dwight Street. Holyoke City Hall is also characterized by: its pointed arched window openings including 13 stained glass windows by Samuel West of Ecclesiastical Stained Glass Works in Boston; steeply pitched roofs and dormers covered with poly-chromed slate tiles with decorative bands of red and green with cast iron cresting and finials which are executed in a floral motif; and a ballroom located on the second floor of City Hall which accommodates public gatherings such as high school graduations, theatrical productions, educational functions and dances.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. Chapter 184, sections 31, 32, and 33 hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

PURPOSE

It is the Purpose of these preservation restrictions to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

TERMS

The terms of the Agreement are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (36 CFR 67 and 68), as these may be amended from time to time. The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which

contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the Purpose of this Agreement. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Archaeological Activities: The conduct of archaeological activities on the Premises, including without limitation, survey, excavation and artifact retrieval, may occur only following the

submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the State Archaeologist of the Massachusetts Historical Commission (M.G.L. Ch.9, Section 27C, 950 CMR 70.00).

9. Enforcement: The Commission shall have the right to prevent and correct violations of the terms of this preservation restriction. If the Commission, upon inspection of the Premises, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except where the Commission determines that an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/ or architectural importance of the Premises, the Commission shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Commission may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Premises to a condition that would be consistent with the preservation purposes of the grant from the Massachusetts Preservation Projects Fund and the Massachusetts Historical Commission. In any case where a court finds that a violation has occurred, the court may require the Grantor to reimburse the Commission and the Commonwealth's Attorney General for all the Commonwealth's expenses incurred in stopping, preventing, and/ or correcting the violation, including, but not limited to, reasonable attorney's fees. The failure of the Commission to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

10. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 9, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of May, 2015

TITLE OF ORGANIZATION

By: Alex Morse
Name: Alex Morse
Title: Mayor, City of Holyoke

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 5th day of May, 2015, before me, the undersigned notary public, personally appeared Alex Morse, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.



Kelly Lundgren
 Notary Public
 My Commission Expires July 9, 2021

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

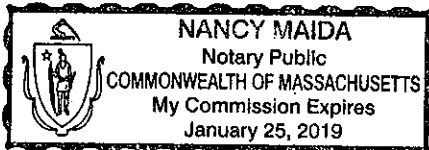
MASSACHUSETTS HISTORICAL COMMISSION

By Brona Simon
 Brona Simon
 Executive Director and Clerk
 Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 13th day of May, 2015, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.



Notary Public

Nancy Maida
 My Commission Expires January 25, 2019

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify Paragraph Three of the Terms of the Preservation Restriction Agreement, which deals with alterations to the Premises. Under this Paragraph, prior permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require the Commission's prior review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the Commission, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows as well as any level of stained glass window conservation/restoration. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e., removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the Premises is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or Premises; altering of Premises; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e., sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e., dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the Preservation Restriction, such changes must be reviewed by the Commission and their impact on the historic integrity of the Premises assessed.

It is the responsibility of the owner of the Premises (Grantor) to notify the Commission in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

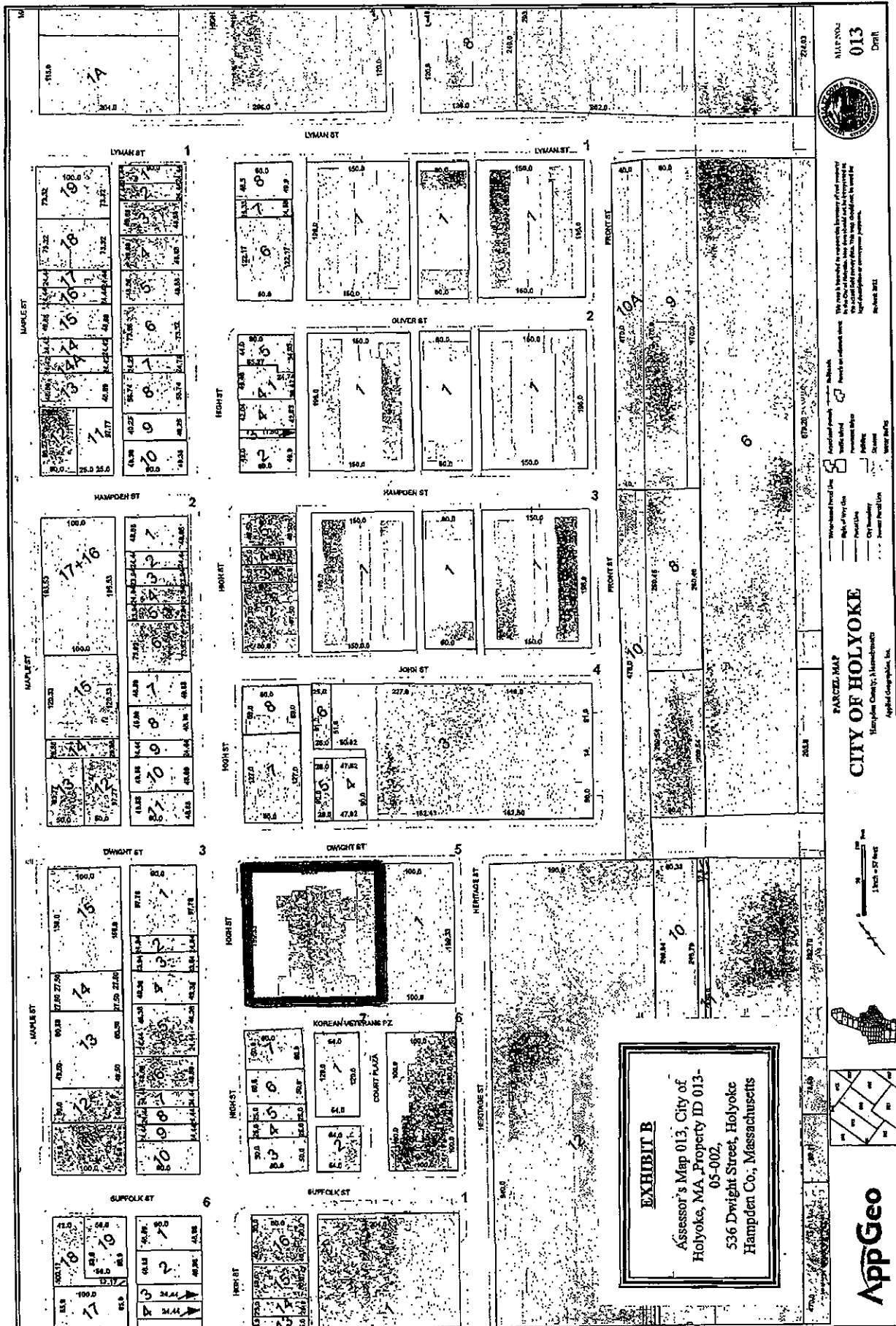
The intent of the Preservation Restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the Premises, not to preclude future change. Commission staff will attempt to work with Grantors to develop mutually satisfactory solutions, which are in the best interests of the Premises.

Exhibit ALEGAL BOUNDARY DESCRIPTION

"Beginning at a point at the intersection of the Easterly side of High Street with the Southerly side of Dwight Street, thence running Southwesterly on the east line of High Street two hundred (200) feet, thence Southeasterly at a right angle to said High Street and parallel with said Dwight Street, two hundred (200) feet, thence Northeasterly and parallel with said High Street two hundred (200) feet to said Dwight Street, thence Northwesterly on south line of said Dwight Street two hundred (200) feet to the place of beginning containing forty thousand (40,000) square feet more or less."

EXHIBIT A

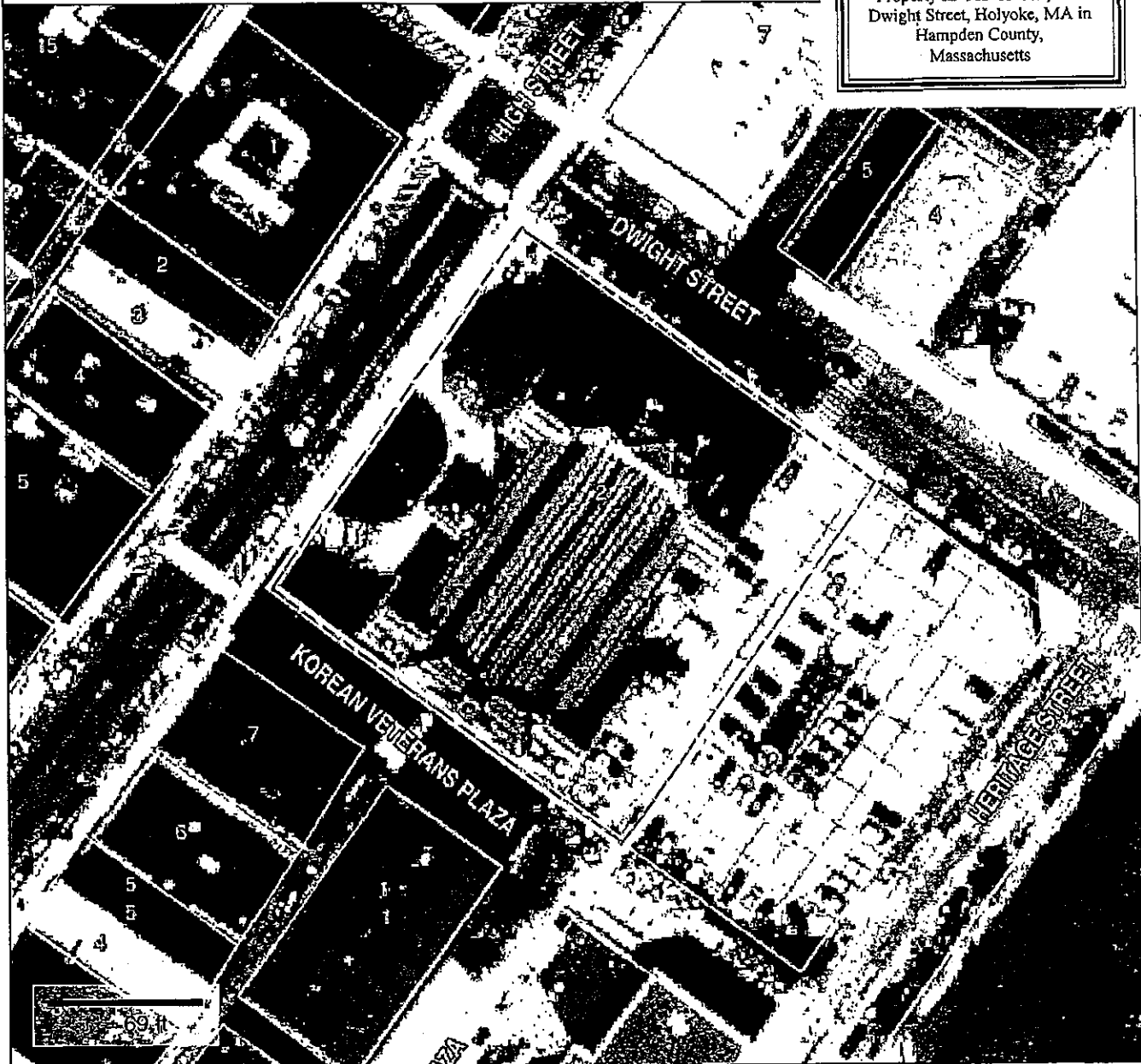
Boundary Description taken from
the Property Deed (Hampden
County Registry of Deeds, Book
282, Page 226)



City of Holyoke

EXHIBIT C

Aerial Map, City of Holyoke,
Property ID 013-05-002, 536
Dwight Street, Holyoke, MA in
Hampden County,
Massachusetts

**Property Information**

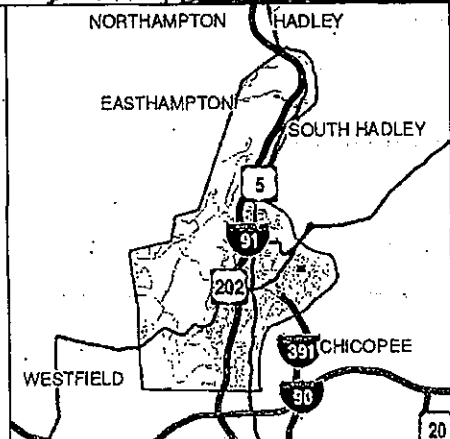
Property ID 013-05-002
Location 536 DWIGHT ST
Owner HOLYOKE CITY OF
MUNICIPAL BUILDING



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The City makes no claims and no warranties,
expressed or implied, concerning the validity or
accuracy of the GIS data presented on this map.

Parcels updated 6/1/2010



ACMJ, Inc.
532 Main St.
Holyoke, MA 01040

RECEIVED

OCT 15 2025

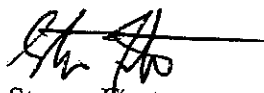
Holyoke City Clerk's
Holyoke, MA

October 17, 2025

Attn: Holyoke City Clerk,

We are giving notice that a Community Outreach Meeting for ACMJ, Inc., a proposed marijuana product manufacturer, is scheduled for 5 p.m. on November 5, 2025 at the proposed location: 532 Main St., Holyoke, MA 01040. There will be an opportunity for the public to ask questions. For inquiries, please reach out to me at steve@acmjinc.com or (516) 672-3684

Sincerely,


Steven Pontana
ACMJ, Inc.

City of Holyoke Health Benefit Meeting
September 29, 2025
City Hall, Old Tax Collector's Office

The meeting was called to order by **Quentin Donohue** at 5:06 PM

In attendance:

PEC Representatives: Joe O'Connor- Retirees, Chris Adams- UFCW

City Representatives: Tanya Wdowiak-City Auditor, Dazhana Argueta-Personnel Specialist

Others: Quentin Donohue - Chair, Steve Corbin - Dowd Insurance, Kelly Curran - HR Director, Heidi Fountain-BCBS

Agenda:

MOTION: Dazhana Argueta made a motion to **accept the minutes from the 9/8/2025 meeting**. **Tanya Wdowiak** seconded. **Vote carried unanimously.**

Medex Renewal Discussion

- Increase of 10.4% to medical.
- Increase of 17.5% to RX- rate is driven by the government and there is no negotiating.
- No other carriers are accepting new policies
- 87.5% is filled with generic products and we can assume there would be an increase to Rx out of pocket cost to members if we move to a different plan structure to save retirees money in their monthly premium.
- Rx rate is based on all municipal product not just Holyoke
- Medex 3 plan would result in loss of subsidy that Medex 2 offers.
- Chris Adams- looking at the different options to lower monthly cost does not weigh out the benefits since there will be more out of pocket cost
- Self funding Medex (medical) would be the avenue to assist with the cost of increases. Heidi mentioned that she has seen Trusts get in trouble for assisting too aggressively.
- Kelly Curran will speak with the Mayor regarding the split

Discussion on future selection process for broker

- RFP for broker
- Some municipalities have consultants and some have brokers
- Joe O'Connor feels strongly about RFP
- Heidi- most self funded accounts use a consultant
- Kelly Curran will talk with Jaime to do a presentation regarding RFP

New Business

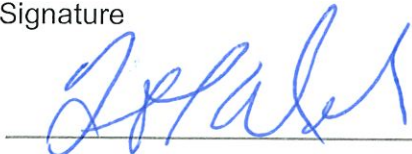
- None

MOTION: Chris Adams made a motion to **adjourn** . **Joe O'Connor** seconded. **Vote carried unanimously. The chair declared that this was a unanimous vote.**

The meeting adjourned at 5:45 PM

Signature

Date

A handwritten signature in blue ink, appearing to read "Q Donohue", written over a horizontal line.

10/6/25

Quentin Donohue

City of Holyoke Health Benefit Meeting
October 6, 2025
City Hall, Old Tax Collector's Office

The meeting was called to order by **Quentin Donohue** at 5:01 PM

In attendance:

PEC Representatives: Joe O'Connor- Retirees

City Representatives: Tanya Wdowiak-City Auditor, Sean Mangano- HPS CFO, Dazhana Argueta-Personnel Specialist

Others: Quentin Donohue - chair, Steve Corbin - Dowd Insurance, Kelly Curran - HR Director, Rebecca Sutter - Dowd, Heidi Fountain- BCBS

Agenda:

Vote on Medex renewal

- Reduced half point on Medex (Medical) portion.
- Updated rates provided
- \$7 monthly increase to retirees (Medical)
- Section 19 decides the split and the Trust decides on the plan design
- Joe O'Connor made recommendation to keep original plan as the retiree representative
- All renewals have been around 17% range for this year according to Heidi

MOTION: Joe O'Connor made a motion to accept the 13.76% increase to the original medex plan for renewal. Trustee **Sean Mangano** seconded. Motion carried **unanimously**.

Open session regarding Trust financial status

- Rory sent an email to trustees apologizing for missing the meeting:

Dear Health Trust Members,

I apologize for not being able to join your meeting this evening but wanted to let you know that I have reviewed the General Ledger reconciliation of the Dental account conducted by Auditor Tanya Wdowiak. I am in full agreement with her final balance.

While there was some initial confusion regarding the account balance, all debits and credits have now been fully accounted for. Please note that any figures provided in the past were always subject to change as new information became available and as additional receipts and disbursements were processed.

In hindsight, it appears that the rate could have been adjusted when the regular medical policy modified its dental coverage for minors. This is one of the reasons why the end-of-year balances were depleted.

That said, I am confident that the new processes implemented by the Auditor's Office will result in clearer and more consistent reporting going forward.

Thank you for your attention to this matter.

Best,

Rory Casey

- Steve provided 8 years worth of claims showing 145K difference of the 3k that the Auditor has certified. Tanya says the 3k is accurate if the account has been reconciled.
- Tanya can reconcile General Ledger to Rory's accounts but if he has already done that, you may request the reconciliation. Auditors also go by real numbers not enrollment which can be an issue.
- Rory said in hindsight, it appears that the rate could have been adjusted when the regular medical policy modified its dental coverage for minors. This is one of the reasons why the end-of-year balances were depleted.
- Tanya confirmed that freecash has not been certified. Quentin says this is concerning as we are waiting on that for premium credit.
- Need clarification on Rory's statement that the rate could have been adjusted when the regular medical policy modified its dental coverage for minors. This is one of the reasons why the end-of-year balances were depleted. Steve also needs clarification on this.
- Quentin- We trusted the City to be fair but that is in question. The Treasurer has not shown up to the last few meetings. My fiscal responsibility is to know about the account and there is a large discrepancy.
- Quentin strongly encourages the Treasurer to be at the next meeting. It is important to start neatly and cleanly. Quentin will also reach out to the Treasurer directly in regards to his attendance at the 10/14/25 meeting

Receive minutes from 9/29/25 meeting

MOTION: Tanya Wdowiak made a motion to **receive meeting minutes from 9/29/25** . **Dazhana Argueta** seconded. Motion carried **unanimously**

New Business

- Look at RFP process with Procurement Director in the near future
- Superintendent has assigned new appointment to Ann Marie DaSilva Nembirkow and she will be replacing Sean on a temporary basis
- Kelly Curran asked Sean Mangano to provide some insight on his experience on a Trust. He will provide details at the next meeting.

MOTION: Sean Mangano made a motion to adjourn. Trustee **Joe O'Connor** seconded. Motion carried **unanimously**.

The meeting adjourned at **5:36 PM**

Signature

Date



10/14/25

Quentin Donohue

Board of Fire Commission Meeting Minutes		Date: September 17, 2025 Time: 5:00 p.m. Location: Fire Department Headquarters	
Meeting called by:	Chairman Mettey	Note taker: D. Glenn	
Type of meeting:	Regular Monthly	Timekeeper: D. Glenn	
Facilitator:	Chief Kadlewicz		
Attendees:	George Mettey, Nelson Lopez, Jeffrey Trask via Zoom		
Absent:			
Staff in Attendance:	Chief John Kadlewicz and Dale Glenn		
Also: Sean Sylvester, Brooks Francis, Derek Martinelli, Joel Rodriguez, Christopher D'Angelo, Kevin Smith, Chris Stortz, Andrew Braunschweig, James Brunelle, Joshua Jimenez, Sean Kelly, William Alicea, Matthew Ernst, David Rex			
A. Opening of Meeting		Chairman Mettey	Time: 5:00 p.m.
Discussion: #1 on the agenda Commissioner Mettey opened the meeting of the Board of Fire Commissioners with a verbal roll call of those present along with the pledge of allegiance and a prayer. #2 agenda item – Minutes: The Board of Fire Commissioners reviewed the minutes from August 20, 2025 • Injured on Duty/Light Duty/Administrative Duty/Administrative Leave • Overtime Expenditures #4 Old Business – Fire Lieutenant Cert #08313 has expired as of 7/31/2025. New Fire Lieutenant Cert #010158 has been certified and is to be utilized for promotional purposes through 8/1/2027. Temporary Fire Lieutenant Raul Maldonado did not score high enough to be eligible to be interviewed for any open Fire Lieutenant positions and must be returned to his former permanent position of Firefighter. ❖ Interviews were conducted for the follow Promotional Positions: • 1 Temporary Fire Captain • 1 Permanent Fire Lieutenant • 2 Temporary Fire Lieutenants All candidates were asked respectively the same questions that were indicative of the promotional rank. Each candidate was afforded the opportunity to ask questions of their own and was asked to remain until the end of the interviews as the Commissioners are making their decision directly following. Out of Order on the agenda #5 New Business – Personnel Matter: Firefighter Nathan Zayas has been brought before the Board of Fire Commissioners to discuss his residency as it pertains to living within Civil Service parameters. Fire Chief Kadlewicz explained to the Board he discovered Mr. Zayas was on the Firefighter List for Saugus Fire Department. It is the understanding of Fire Chief Kadlewicz for residency preference the candidate must live in the community 1 year prior to the exam. Mr. Zayas admits he lives in Saugus Massachusetts and took the firefighter exam for the fire department. Commissioner Mettey asks Mr. Zayas to provide proof of residency within 15 miles of the City of Holyoke before their next meeting on October 15, 2025. Mr. Zayas stated he has been living in Saugus since 2023 and has been commuting back and forth. #6. Executive Session if necessary #7. Close Meeting			

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OCT 16 2025

Holyoke City Clerk's
Holyoke, MA

Motions
Motions: Commissioner Mettey entertained a motion to accept the minutes from August 20, 2025, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried Commissioner Mettey entertained a motion to accept the Fire Chief's report, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Commissioner Mettey entertained a motion to move out of order on the agenda moving to new business for personnel matters, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Commissioner Mettey entertained a motion to require Firefighter Zayas to establish residency within limits of the City of Holyoke as per Civil Service Law before the next Board of Fire Commissioners meeting which will be held on October 15, 2025, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Roll call vote Commissioner Mettey yes, Commissioner Lopez yes and Commissioner Trask yes. Unanimous Vote Commissioner Mettey entertained a motion to return Temporary Fire Lieutenant Raul Maldonado to the position of Firefighter effective 9/18/2025, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Roll call vote Commissioner Mettey yes, Commissioner Lopez yes and Commissioner Trask yes. Unanimous Vote Commissioner Mettey entertained a motion to promote Fire Lieutenant Sean Sylvester to the position of Temporary Fire Captain, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Roll Call Vote Commissioner Mettey yes, Commissioner Lopez yes, and Commissioner Trask yes. Unanimous Vote (addition to motion) Fire Chief Kadlewicz asked when a permanent opening is available and as long as the cert is active to change from Sean Sylvester from Temporary Fire Captain to Permanent Fire Captain. Commissioner Mettey entertained this addition to the motion and was made by Commissioner Lopez and 2nd by Commissioner Trask. Motion carried. Commissioner Mettey entertained a motion to promote Firefighter Joel Rodriguez to the position of Fire Lieutenant, Commissioner Lopez made the motion and was 2nd by Commissioner Trask; motion carried. Roll Call Vote Commissioner Mettey yes, Commissioner Lopez yes and Commissioner Trask yes. Unanimous Vote Commissioner Mettey entertained a motion to promote Christopher D'Angelo and Kevin Smith to the position of Temporary Fire Lieutenant, Commissioner Lopez made the motion and was 2nd by Commissioner Trask. Roll Call Vote Commissioner Mettey yes, Commissioner Lopez yes and Commissioner Trask yes. Unanimous Vote. (addition to motion) Fire Chief Kadlewicz asked when a permanent opening is available and as long as the cert is active to change from Christopher D'Angelo and Kevin Smith from Temporary Fire Lieutenant to Permanent Fire Lieutenant. Commissioner Mettey entertained this addition to the motion and was made by Commissioner Lopez and 2nd by Commissioner Trask. Motion carried. Commissioner Mettey entertained a motion to adjourn, Commissioner Lopez made the motion and was 2nd by Commissioner TRask; motion carried. Meeting adjourned at 7:15pm

Wednesday, September 17, 2025

Injured on Duty

1 Fire Captain
1 Fire Lieutenant
1 Firefighter

Light Duty

1 Firefighter

FMLA

1 Firefighter

Overtime Budget	\$461,766.00
Transfers In	\$0.00
Revised Budget	\$0.00
Currently Expended	\$190,052.55
Available Balance	\$271,713.45

Average Expended Per Pay Period \$38,010.51

Last Pay Period \$48,552.72

Holyoke Redevelopment Authority (HRA)
Meeting Minutes – Wednesday, April 16, 2025 at 5:00 pm
Holyoke City Hall - Room 6
and via Zoom: <https://us02web.zoom.us/j/85415774000>

Members Present:

Patrick Beaudry, Chair
Carl Eger, Vice Chair
Thomas Creed, Treasurer
Daphne Board, Assistant Treasurer
Tiffany Espinosa, Member

Staff Present:

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

Others in attendance: Jane Mantolesky, Assistant City Solicitor; Hagop Toghramadjian, WinnDevelopment

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:00 p.m. and announced that the meeting is being recorded and is being held virtually and in person in accordance with Governor Healey's March 28, 2025 executive order. The meeting notice contained a link providing the public with remote access." Matters listed on this agenda are those anticipated by the Chair, which may be discussed in the meeting, not all items listed may in fact be discussed and other items not listed may also be brought up for discussion. A roll call followed:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Daphne Board	X	
Tiffany Espinosa	X	
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry	X	

2. HRA Board Business

a. HRA Meeting Minutes of February 19, 2025

A Motion was made by Carl Eger to approve the February 19, 2025 meeting minutes. The motion was seconded by Thomas Creed. Roll call followed:

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

b. Financial Report

John Dyjach reviewed the latest updates noting a slight reduction in available funds and minimal activity on the account since the last update in November 2024. A transfer was made for the Jackson Canal loan payment, and a minor expense was recorded for property management. The annual general liability insurance premiums have been paid. On the income side, \$900 was received from the sale of 160 Middle Water Street, along with bank account interest earnings.

A Motion was made by Carl Eger to approve the financial report as presented. The motion was seconded by Thomas Creed. All members voted in favor.

3. Property / Project Updates and Next Steps

a. South Holyoke Homes (Holyoke Housing Authority)

Letter from Lyon Fitzpatrick, LLP seeking consent prior to the assignment of any rights, title, and interest regarding the South Holyoke Homes project. The proposed assignment is to an entity created by the Holyoke Housing Authority (HHA) for the purpose of the project. HHA created South Holyoke Homes Phase II, LLC (SHH II) to act as developer in this project. The HHA is now requesting the Board's consent to assign the Agreement, and all rights, titles, and interest related to SHH II. Attorney Mantolesky has reviewed the request. It aligns with our master development agreement and offers HHA protection for reinvesting Federal funds.

A Motion was made by Thomas Creed to approve the assignment to South Holyoke Homes Phase II, LLC. The motion was seconded by Carl Eger. Roll call followed:

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

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

Hagop Toghradjian of Winn Development provided an update on the progress of Phase 1, stating that they are about 90% through construction and expecting the permanent water and power to be turned on in mid-May. The lottery drawing for apartments is scheduled for tomorrow, and they have been actively advertising the project. Many of the units are fully complete on the fourth floor. He also discussed the potential for August occupancy with full occupancy in the fall.

Phase 2 recently received the National Park Service and Massachusetts Historical Commission approval to remove buildings 1 and 2 including the smokestack, which makes Phase 2 more feasible. Discussions ongoing regarding funding and alternative ways to approach Phase 2 that may offer more assurance that the project can happen on schedule. Winn is looking to have the Holyoke Redevelopment Authority (HRA) serve as a formal partner within an ownership structure. Hagop states that within the proposed structure all responsibility and liability would fall solely on Winn Development. Attorney Mantolesky states that she has multiple specific questions regarding the proposed structure. A follow-up meeting to discuss further will be scheduled between Winn Development, a member of the HRA and the city's Legal Department.

c. 123 Pine Street (CAN properties, LLC)

Aaron Vega confirms that the certified letter regarding the reverter was sent to the owners of 123 Pine Street. To date, there has been no additional communication. Staff will continue to monitor.

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

Aaron Vega explains that 37 Appleton Street is appearing before the Planning Board for their proposed building. There are still unresolved questions about the ongoing activities at the lot. The submitted plans cover only a portion of the lot, not the entire property. The applicants were aiming for an ANR (Approval Not Required), but this would require establishing easements, which they wouldn't want to do. The City Engineer has requested additional sidewalk improvements. Staff will monitor the plans and report back.

e. High Street URP Area 4 Discussion

Discussions ongoing between staff and MassDevelopment regarding the Site Readiness scope of work being drafted. Access to the Haberman property is planned for later this month and staff reviewed a draft access agreement. Letters were sent to the owner of the Hapco building to initiate discussions regarding the current state and future of the property.

A motion was made by Thomas Creed to authorize the Chair to execute the access agreement and consent to enter property regarding the Haberman property. The motion was seconded by Carl Eger. Roll call followed:

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

f. Beyond Walls – Race and Main Street site activation

An updated use agreement is now in effect, and work is ongoing to finalize both a management agreement and a loan / grant agreement. The management agreement will clarify responsibilities among parties involved. The contract with Witman Properties for maintenance services has been extended. It was noted that insurance coverage will be increased once project assets are on site. Staff may require HRA approval for the agreements once drafts are completed. A loan/grant agreement for \$30,000 earmarked for site activation by Beyond Walls using funds from Mass Gaming is under discussion. The funds may either be directed to the HRA or used as a pass-through for Beyond Walls. Because the grant is reimbursable rather than upfront, discussions are continuing to determine the most appropriate and efficient way to transfer the funds. Assets are expected to begin arriving on May 14th, and a ribbon cutting and community event is scheduled for June 14th. Additionally, the city's Mass In Motion Coordinator is in the process of hiring a manager to support oversight of the lots, which are located within the newly designated Puerto Rican Cultural District. All usage fees from the lots will be directed to the HRA, which will also receive an administrative fee for managing and tracking related information.

4. Other Business

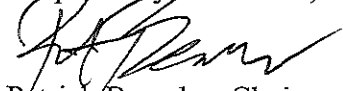
- a. John Dyjach noted a report done by Mr. Jacob Allen in collaboration with OneHolyoke that included information and concepts gathered through a series of discussions with downtown property owners. The report will be sent to the Board.
- b. John Dyjach also noted that the owners of 174 Lyman Street, Chris and Christie Elliott, received a Housing Development Incentive Program (HDIP) award of \$952K for the building rehabilitation. They are constructing fourteen units of housing and potentially including commercial space on the first floor.

5. Adjournment

With no Executive Meeting or further business, a motion was made at 6:14 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the Regular meeting. A roll call followed:

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

Respectfully Submitted,



Patrick Beaudry, Chairperson

Holyoke Redevelopment Authority (HRA)
Meeting Minutes
Wednesday, August 20, 2025 at 5:00 p.m.
Holyoke City Hall - Room 6
536 Dwight Street, Holyoke, MA 01040

Members Present:

Patrick Beaudry, Chairperson
Carl Eger, Vice Chairperson
Thomas Creed, Treasurer
Daphne Board, Assistant Treasurer
Tiffany Espinosa, Member

Staff Present:

John Dyjach, Assistant Director

Others in attendance: Jane Mantolesky, Asst. City Solicitor, Atty. Carrie Naatz, Greg Virgilio, Zach Virgilio

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:04 p.m. and announced that the meeting is being recorded and is being held virtually in accordance with State laws. Roll call:

<u>Name</u>	<u>Present</u>
Carl Eger	X
Patrick Beaudry	X
Thomas Creed	X
Daphne Board	X
Tiffany Espinosa	X

Chairperson Beaudry suggested that the agenda be taken out of order since there are people in attendance in regard to the 123 Pine St. matter. With no objection the agenda was taken out of order.

2. 123 Pine Street (CAN Properties)

John Dyjach summarized that at the July meeting the Board considered a proposal to waive the right of first refusal of the proposed sale of 123 Pine St. from CAN Properties to Virgilia Property Management. At that time the Board informed the proposed buyer that a detailed plan including a budget and timeline was needed to accompany the proposal. That plan would then be included in a Reverter clause which gets recorded as part of the deed. Mr. Dyjach said the plan was received and then forwarded to the Board and is included with the Executive meeting information. Thomas Creed asked the Virgilios to explain their schedule. Greg Virgilio said that in addition to cleaning up the property and some interior demolition the roof would be repaired or replaced very quickly after the purchase. He said that would be followed by installing permanent windows to seal up the building and then electrical upgrades would start. Mr. Virgilio added that permits would be pulled and that they are working with an architect to draw up plans. Tiffany Espinosa asked who the owner of the building would be. Zach Virgilio replied that they would form a separate LLC for the development of the property. Chairperson Beaudry said that if there were no further questions he would ask Atty. Mantolesky what action is needed by the HRA. Atty. Mantolesky said if the HRA is ready to proceed, motions would be needed to execute the waiver for the right of first refusal and a motion to accept the development plan of the buyer together with restrictions as provided in the reverter clause. A motion was then made by Carl Eger, Jr. to execute the waiver for the right of first refusal. Said motion was seconded by Daphne Board. Thomas Creed said that to be clear it appears that if the first step is taken, we are

pretty much assured that we are taking the second step. Tiffany Espinosa asked if there was any intention to consider the matter in the Executive meeting. Patrick Beaudry said it was and still could be if that is what the Board wanted. Carl Eger said he is comfortable with the buyer and the plan and is prepared to proceed with the motion. John Dyjach noted for the Board's information that the waiver is exclusive to this proposed sale and that the reverter clause included periodic updates from the developer. Patrick Beaudry asked Mr. Virgilio if he is aware of these requirements. Mr. Virgilio replied that he is. Thomas Creed added that since information and signatures are needed on the documents the motions include authorization for the Chair to execute those. The Board concurred and with no further discussion a roll call vote on the motion followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

A motion was then made by Carl Eger, Jr. and seconded by Daphne Board to approve the transfer of the property to Virgilio Property Management Inc. or its assignee to be developed in accordance with the development plan that was submitted and subject to the requirements of the Reverter clause which has been reviewed by Mr. Virgilio and his company. Thomas Creed noted the edit required to define the Seller in the reverter document. With no further discussion a roll call vote on the motion followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

3. HRA Board Business

a. Meeting Minutes of July 16, 2025

A motion was made by Carl Eger and seconded by Thomas to approve the July 16, 2025 Meeting Minutes. Roll call:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

4. Property / Project Updates and Next Steps

a. 216 / 191 Appleton Street (Appleton Mills Development)

John Dyjach explained that the closeout for the MassDevelopment Underutilized Property Program grant is in process according to the terms of the agreement and asked for the Board's authorization to issue the \$540K payment to Appleton Mills Development. Carl Eger made a motion to authorize the payment in accordance with the terms of the agreement. Said motion was seconded by Daphne Board and a roll call vote followed:

<u>Name</u>	<u>Yes</u>
Daphne Board	X
Carl Eger	X
Thomas Creed	X
Patrick Beaudry	X
Tiffany Espinosa	X

John Dyjach then updated the Board that WinnDevelopment is in the process of obtaining final approvals for a Certificate of Occupancy for Phase 1. He said he was told that tenants are expected to start occupying the building in October.

Mr. Dyjach said that WinnDevelopment is finalizing an agreement with Pioneer Valley Railroad on a long-term lease for the land on the Western side of the property. He said the focus now as Phase I gets wrapped up is to find ways to get Phase II going as quickly as possible. He noted that WinnDevelopment continues to explore a structure involving the HRA's continued ownership. Atty. Mantolesky said that as much as Winn continues this interest it is questionable whether the HRA can enter this type of arrangement and noted that the State opined that they also question the ability of the HRA's involvement.

b. High Street URP Area 4 and Site Readiness Grant

John Dyjach said discussions continue with MassDevelopment on the scope of work for the \$200,000 site readiness grant for the redevelopment of a portion of High Street. He thinks there is now a path forward to agree on the scope although the HRA is now being asked to document some site control. He said that MassDevelopment will accept a modified site access agreement and expects that a draft of this document will be presented to the HRA at the next meeting.

c. Race and Main Street Placemaking / License Amendment with Beyond Walls and Programming Agreement with Nueva Esperanza

John Dyjach said that a draft Management Agreement for activities on the HRA's Race and Main Street property was just received and is in the meeting packet for informational purposes at this time. He said that this agreement is in addition to and intended to be the management part of the site activation along with the land License Agreement that is in place with Beyond Walls. He added that an amendment License Agreement with Beyond Walls is being prepared to include the signage requirement and to further define the responsibilities of Beyond Walls. Atty. Mantolesky said more information is needed to determine the need for the License amendment and if so, what needs to be included.

In regard to the Management Agreement, Atty. Mantolesky said it will be up to the HRA to agree to the details for the arrangement with Nueva Esperanza to handle the day-to-day management of the activation.

There was then discussion on the activities on the site and the amount of time spent on the agreements. Chairperson Beaudry said the activities are very positive but not to lose sight on the long term intentions to develop the site. Thomas Creed said that while he agrees the activities are positive, he did not want the HRA to have a missed opportunity to market the site and installing a sign is important to this. Tiffany Espinosa said there might also be a concern that mixed signals could be given as this property is activated for placemaking activities but then is taken away for development. Chairperson Beaudry agreed and as much as this is important that the HRA's mission to develop the property not be lost. Thomas Creed recalls there was some discussion several months ago on funding, but he needs to know and have clarity on the funding and expenses for the property and if the HRA has any role as a fiscal agent. John Dyjach said he does not think the HRA has any fiscal responsibility but that will need to be verified and said that he expects the agreements to be considered at the next meeting.

5. Other Business

a. TDI (Transformative District Initiative) Request

John Dyjach referred the Board to the updated TDI request submitted by TDI Fellow Kevin Moforte. The Board discussed it briefly and next steps are to review the request in context with other TDI investments as well as Way Finders plans for High Street. Tiffany Espinosa commented on thinking creatively on ways to invest HRA funds to attract investment to this area as well others that the HRA is involved with.

b. URP Area Housing Projects

In addition to the WinnDevelopment project, John Dyjach updated that South Holyoke Homes received Phase 3 funding and expects that HHA will present details as well as the annual update at an upcoming meeting. He also noted that staff is assisting and monitoring the housing developments at the Wrights and Crafts Block on North High Street, Open Square and at 174 Lyman Street. There is also interest by Habitat for Humanity to develop housing on vacant lots in South Holyoke.

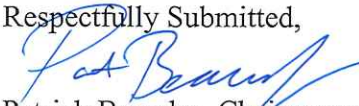
c. 37 Appleton Street – American Environmental

Daphne Board asked about the status of the development at 37 Appleton Street. John Dyjach said that he thinks American Environmental's plans to develop a portion of the property were recently approved by the Planning Board. He added that there were complaints recently by an abutting property owner about activities on the site. The Board discussed the continued concerns about the development and concurred that the company be invited to an upcoming meeting.

6. Adjournment

With no further discussion or Executive Meeting, a motion was made at 6:14 p.m. by Daphne Board and seconded by Tiffany Espinosa to adjourn the meeting. All Board members voted in favor and the motion carried 5-0.

Respectfully Submitted,



Patrick Beaudry, Chairperson



City of Holyoke

Mayor Joshua A. Garcia

Holyoke Redevelopment Authority

Aaron M. Vega, Executive Director

October 16, 2025

Holyoke City Council
City of Holyoke
Holyoke, MA 01040

RECEIVED
OCT 16 2025
Holyoke City Clerk's
Holyoke, MA

Dear Councilors:

Please find attached meeting minutes of the Holyoke Redevelopment Authority for the following dates:

- April 16, 2025
- May 21, 2025
- July 2, 2025
- July 16, 2025
- August 20, 2025
- September 17, 2025

Please contact me at 322-5655 if there are any questions.

Sincerely,



Aaron M. Vega

Holyoke Redevelopment Authority (HRA)
Meeting Minutes - Wednesday, July 2, 2025 at 5:00 pm
Via Zoom: <https://us02web.zoom.us/j/89477566893>
Or by call in at 1 (646) 931-3860, 894 7756 6893, Meeting ID: 894 7756

Members Present:

Patrick Beaudry, Chairperson
Carl Eger, Vice Chairperson
Thomas Creed, Treasurer
Daphne Board, Assistant Treasurer
Tiffany Espinosa, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director

Others in attendance: Greg Virgilio, Atty. Carrie Naatz

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:01 p.m. and announced that the meeting is being recorded and is being held virtually in accordance with State laws. A roll call followed:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Daphne Board	X	
Tiffany Espinosa	(joined at 5:03 pm)	
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry	X	

Chairperson Beaudry thanked the members of the public in attendance and said the HRA will likely be entering into Executive after reviewing Board business. He asked if there was anything they would like to share with the Board before proceeding with agenda. Greg Virgilio responded that he is here to express his intention to purchase the property and to hear what the HRA has to say. He said that if he purchases the property, he intends to develop it like the way he developed 185 Pine Street. Chairperson Beaudry asked Carrie Naatz if she has any information to share at this point or is listening. Ms. Naatz replied that she just logged in and would listen at this point.

2. HRA Board Business

a. HRA Meeting Minutes of 4/16/2025 and 5/21/2025

A Motion was made by Carl Eger to approve the April 16 and May 21 meeting minutes. Said motion was seconded by Daphne Board and with no discussion a roll call vote followed:

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

b. Financial Report

John Dyjach reviewed the report noting that the bi-annual transfer to HEDIC was made for the Jackson Canal loan payments. He added that the payment for the Race Street land maintenance was made but going forward it would be paid by Beyond Walls as part of their land license with the HRA. With no other discussion, Chairperson Beaudry requested a roll call to accept the financial update.

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

John Dyjach noted that the paperwork to enroll in the bank insurance program is in process. He added that HEDIC received information about making investment outside of the traditional bank accounts and that option would also be presented to the HRA for consideration.

3. Property / Project Updates and Next Steps

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

John Dyjach said that Phase 1 is proceeding well with units being offered for rent and occupancy expected by early this Fall. He said WinnDevelopment continues its discussions with Pioneer Valley Railroad about possibly expanding the project area.

Mr. Dyjach then explained that the work on the buildings funded by the \$600K MassDevelopment Underutilized Property Grant is near completion and that per the contract the HRA is required to initially advance 10% or a \$60K payment for the work. He said that staff has asked MassDevelopment if this HRA payment is necessary since the work is complete and so far they are saying it is required. He then requested that the HRA authorize payment if necessary and said the \$60K amount would be reimbursed to the HRA by MassDevelopment as part of the total payment after the grant closeout paperwork is approved. He said that staff also will visit the property soon to look at the work completed with the grant funding. A motion was made by Thomas Creed and seconded by Carl Eger to authorize the payment. Thomas Creed asked if his understanding is correct that payment would typically be made as invoices for work were received but in this case the invoice is coming to us in total at the end and is sort of a retainer to ensure that the work was done. He said that staff will try to avoid this step but if needed the HRA will be reimbursed relatively quickly. John Dyjach said this is accurate and they will continue in this direction. Carl Eger noted the work on the Appleton Street parking lot appears to be near completion and that is another good sign for the project. With no further discussion, Chairperson Beaudry requested a roll call on the motion:

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

Thoms Creed asked about how occupancy for Phase 1 was going so far. Aaron Vega said that it is his understanding from Winn that it is going well and they are continuing to market the units. He added that it is a bit tricky since they have different income slots to fill but said they expect full or near to full occupancy in September.

b. 123 Pine Street (CAN Properties)

(no discussion)

c. High Street URP Area 4 Discussion

John Dyjach said that discussions continue between staff and MassDevelopment regarding the Site Readiness scope of work. He noted that the application for additional funding to support the project was submitted to the State One Stop program and decisions on those grants are typically made late in the year. Regarding the current scope, Aaron Vega said that staff is asking MassDevelopment that the scope be for work support due diligence items such as a structural analysis, legal work, property survey, and an appraisal.

d. Beyond Walls – Race and Main Street site activation

Aaron Vega said the site is activated and off to a good start with a successful event this past Saturday. He is working with Beyond Walls, the City's Mass in Motion Coordinator and Nueva Esperanza to coordinate operations. He said an amendment to the License agreement is being drafted to include signage and further define the responsibilities of Beyond Walls. Thomas Creed asked if the draft amendment is the same as the HRA previously looked at. Aaron replied that it is the amendment that had the sign language added and now the update is to further define Beyond Walls responsibilities which is being added per their request. Thomas Creed asked if there was any money flowing in or out of the HRA for this. Aaron replied that the project is funded through the Mass Gaming Mitigation fund

and a MassDevelopment grant that Beyond Walls received and the money will flow through Nueva Esperanza not the HRA.

e. Transformative Development Initiative (TDI) proposal

Aaron Vega said that the discussion with Kevin Moforte on TDI will need to be tabled until a future meeting. He said there was good news that the program was extended to September 2026 and that Kevin and TDI recently have been focused on establishing a downtown BID. Mr. Vega added there was a request for TDI support in the meeting packet, but this will need to be presented by Kevin and it was received prior to knowing the program was being extended.

4. Other Business

- a. Aaron Vega said that MassDOT recently held a meeting to discuss improvements being planned for Maple and High Streets. He said the improvements would support the HRA's efforts in the area.
- b. Aaron Vega said that in the next few months staff may have an ask to HRA and HEDIC to provide funding to support office operations. He said that staff is also considering outside contractors for specific projects.

Thomas Creed said that we haven't done this in a while and it may be a good time to suggest a joint meeting for the HRA with HEDIC.

5. Executive Meeting

A motion was made by Carl Eger to enter Executive Session. Said motion was seconded by Daphne Board and a roll call followed:

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

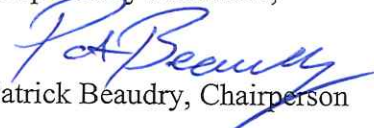
Chairperson Beaudry said that after the HRA will reconvene the meeting after the Executive meeting concludes.

6. Adjournment

With no announcement to be made from the Executive Meeting or further business, a motion was made at 6:07 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the meeting. A roll call followed:

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

Respectfully submitted,


Patrick Beaudry, Chairperson

Holyoke Redevelopment Authority (HRA)
Meeting Minutes - Wednesday, July 16, 2025 at 5:00 pm
City Hall - Room 6
536 Dwight Street, Holyoke, MA

Members Present:

Patrick Beaudry, Chair
Carl Eger, Vice Chair
Thomas Creed, Treasurer
Daphne Board, Assistant Treasurer
Tiffany Espinosa, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director

Others in attendance: Asst. City Solicitor Jane Mantolesky, Greg Virgilio, Zach Virgilio, Atty. Carrie Naatz, Arthur Naatz, Atty. Jason Ference

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:02 p.m. and announced that the meeting is being held in accordance with State laws. A roll call followed:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Daphne Board	X	
Tiffany Espinosa	X	
Thomas Creed	X	
Patrick Beaudry	X	
Carl Eger	X	

2. HRA Board Business

a. HRA Meeting Minutes of July 2, 2025

A Motion was made by Thomas Creed to approve the July 2nd meeting minutes. Said motion was seconded by Daphne Board and with no discussion a roll call vote followed:

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

3. Property / Project Updates and Next Steps

a. 123 Pine Street (CAN Properties)

Aaron Vega summarized the recent background with 123 Pine Street and said the HRA looks forward to moving forward with the development of this important property. He noted that Atty. Mantolesky has joined as there may be discussion on releasing the HRA's Right of First Refusal for a possible sale of the property as well as the reverter requirement. Chairperson Beaudry recognized those in attendance on the matter and said that the HRA may enter into the executive meeting to further consider. He asked if anyone attending the meeting would like to provide information. Atty. Carrie Naatz spoke to explain the status of their efforts with the building and saying that they were not successful in accessing grants. Atty. Naatz explained they then shifted their focus to selling the property and it is now under agreement with Greg Virgilio whom she has known as a property owner. She explained that although they would still want to develop the property, there are financial challenges. Atty. Naatz said that if the HRA does not support Mr. Virgilio's proposal they would request an extension to the reverter so they could complete the

project. Arthur Naatz added that they would have to present a revised schedule if the Board were agreeable to a reverter extension. Thomas Creed asked if the reverter were delayed, would they be able to meet the current schedule. Atty. Naatz said that is their intention, but they would need to restart the project financing since their focus shifted to selling the property. Mr. Creed said that financing would still be needed and the HRA was previously informed that accessing it was difficult. Atty. Naatz noted that it now should be better since their other project at 287 Elm Street is expected to receive a certificate of occupancy by the end of next month. Daphne Board asked about the cutting of the grass and maintenance of the property. Arthur Naatz explained there have been some delays and that they informed the Board of Health that it would be done soon. Tiffany Espinosa said at a previous meeting the Board was informed about the challenges and opportunities with financing and asked about the status of those financing efforts. Atty. Naatz replied that there was not anything done since the sale opportunity and that they would have to restart the efforts.

Chairperson Beaudry asked Mr. Virgilio if he would like to add any information. Greg Virgilio spoke on his background and intentions to develop 123 Pine Street like his 185 Pine Street development. He said that although the buildings are set up differently, 123 Pine would still be done to a high level of quality and that he would finance the project. Mr. Virgilio said his intention is for 123 Pine to be market rate apartments. Aaron Vega asked about the adjacent lots that are part of this. Mr. Virgilio replied that he thinks there is strong potential for additional housing. Mr. Vega suggested a phasing approach might be considered for the additional housing so as not to tie it to the 123 Pine schedule. Carl Eger noted and applauded the efforts of Mr. Virgilio to do quality housing and doing this project in part to keep work for his employees. John Dyjach noted that any sale would be subject to a reverter based on a schedule and ongoing property maintenance as well as the City's vacant building ordinance. Thomas Creed asked if any portion of the property would be activated during the proposed six-year schedule. Mr. Virgilio replied that his intent is similar to 185 Pine which had tenants start occupying on the lower floors but given the amount of work at 123 Pine Street he would not want to estimate less than four years to be safe.

Chairperson Beaudry said he expects the HRA will discuss the matter in the Executive meeting and said the guests were welcome comeback to the meeting if there was anything to report out. Atty. Ference said they would likely remain and stated that it was understood that a sale of the property would include the HRA's requirements including the schedule and reversionary interest.

4. Executive Meeting

A Motion was made by Thomas Creed to enter Executive Session. Said motion was seconded by Carl Eger and a roll call followed:

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

The meeting reconvened at 6:24 p.m.

5. Property / Project Updates and Next Steps

a. (continued) 123 Pine Street (CAN Properties) continued

Chairperson Beaudry thanked those in attendance for their patience and asked Atty. Mantolesky to report on the action taken by the HRA in the Executive meeting. Atty. Mantolesky said the HRA deferred taking any action on the reverter until September 5th contingent upon the submission of a more definitive development plan and budget by the proposed buyer in advance of the HRA's August 20th meeting. Staff asked that the information be provided by August 14 in order that the Board may receive the information in advance of the meeting.

b. Transformative Development Initiative (TDI) proposal

Aaron Vega introduced Kevin Moforte for a TDI update and to present the funding request to support the program. Kevin Moforte described TDI's recent focus on a downtown beautification program and establishing a Business Improvement District. He said the results to date have been noticeable and is requesting the HRA's consideration to help sustain these efforts. He referred the Board to the proposal in the meeting packet and explained one of the funding requests is to help with the activation of vacant lots for downtown events. Mr. Moforte said that TDI and his position have been extended to next July but funding to support additional programs is uncertain. Aaron Vega noted that the Board could consider a portion of the request and that any assets purchased with the funding will stay with the City. Thomas Creed said he supports these efforts but because the HRA has no income stream he could not support an ongoing financial commitment. Carl Eger said he appreciates the upside to this and asked if there is any liability to the HRA. Aaron Vega said there would not be any because there would be no direct involvement. He added that another option could be for the HRA to consider funding or partial funding at a follow-up meeting and suggested that the \$15,000 request for lot activation would align with redevelopment activities. Tiffany Espinosa said she would be interested in learning what support the BID participants are most interested in and if that information is available. Carl Eger made a motion for the HRA to allocate seed money of \$15,000 to support lot activation. He clarified that the motion was for discussion as he conceptually supports these efforts. Patrick Beaudry said this information is very helpful but thinks more information is needed before the HRA makes a funding decision. Daphne Board agreed and suggested that more information could be provided for the next meeting. Aaron Vega said we would place this on the next meeting agenda and try to have more information on the funding request. Kevin Moforte said he appreciated the consideration and would welcome the HRA to join the next BID meeting.

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

Patrick Beaudry said he toured the Phase 2 property with staff to observe the work funded by the Underutilized Property Program Grant (UPP). He said this visit was done as part of the grant close out process to help verify that the work done with the funding was complete. He said the ongoing transformation of the building is incredible and that the improvements funded with the UPP Grant were evident. Aaron Vega said the work included a new roof to Building 4 and significant shoring of the building to support Phase 2. Thomas Creed asked how it was determined that \$600K worth of improvements were completed since the HRA is being asked to verify that it was and we do not have a construction engineer to support us. John Dyjach said it was based on the scope of work and costs approved by MassDevelopment along with visual inspections by staff before and after the work. Thomas Creed said that by signing the UPP documents the HRA is verifying the work was done and \$600K was spent appropriately. Aaron Vega replied that the expectation was for us not to be the engineer to verify the work but to monitor and to see the improvements aligned with the scope.

Aaron Vega informed the Board that it is his understanding Winn is nearing a long term lease with the Pioneer Valley Railroad to use the adjacent land to support the project. He said this is good news and will help facilitate further area improvements as well as Phase 2. direction. Carl Eger noted the work on the Appleton Street parking lot appears to be near completion and that is another good sign for the project.

d. Beyond Walls - Race and Main Street site activation

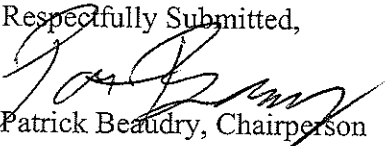
Patrick Beaudry said he joined staff on a call with Beyond Walls regarding the agreements and next steps for activating the site. He said much of the discussion was about responsibilities for managing the site and that documentation will be prepared for HRA's consideration.

6. Adjournment

With no further business, a motion was made at 7:04 p.m. by Carl Eger and seconded by Daphne Board to adjourn the meeting. A roll call followed:

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

Respectfully Submitted,



Patrick Beaudry, Chairperson

Holyoke Redevelopment Authority (HRA)
Meeting Minutes – Wednesday, May 21, 2025 at 5:00 pm
Holyoke City Hall - Room 6
and via Zoom: <https://us02web.zoom.us/j/88328868025>

Members Present:

Patrick Beaudry, Chair
Carl Eger, Vice Chair
Thomas Creed, Treasurer

Staff Present:

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

Others in attendance: Jane Mantolesky, Assistant City Solicitor

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:00 p.m. and announced that the meeting is being recorded and is being held virtually according to Governor Healey's March 28, 2025 executive order. The meeting notice contained a link providing the public with remote access. Matters listed on this agenda are those anticipated by the Chair, which may be discussed in the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion. A roll call followed:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Daphne Board		X
Tiffany Espinosa		X
Thomas Creed	X	
Carl Eger	X	
Patrick Beaudry	X	

Agenda taken out of order.

2. Executive Session

A Motion was made by Carl Eger to enter into Executive Session and seconded by Patrick Beaudry. Roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry	X	
Carl Eger	X	
Thomas Creed	X	

Return from Executive Session 5:49 p.m. No votes taken during Executive Session.

3. HRA Board Business

a. HRA Meeting Minutes of 3/19/2025, 3/27/2025 and 4/2/2025

A motion was made by Carl Eger and seconded by Thomas Creed to approve the 3/19/2025, 3/27/2025 and 4/2/2025 meeting minutes. Roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Patrick Beaudry	X	
Carl Eger	X	
Thomas Creed	X	

b. PeoplesBank deposit insurance

John Dyjach explains that PeoplesBank notified customers that they are exiting the state deposit insurance fund. All deposits are covered to 7/31/2025 and beyond that PeoplesBank has partnered

with a group, Intra Cash Financial Services (IntraFi), that provides protection above and beyond their limits. At this point, there is no cost to customers to receive the IntraFi coverage. Anyone having an excess of \$250,000 on deposit will be covered with no cost at this time.

After discussion and additional review by the Board, a motion was made by Thomas Creed and seconded by Carl Eger to sign the new deposit insurance proposed by PeoplesBank subject to review by the Legal Dept and Staff. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger	X	
Thomas Creed	X	
Patrick Beaudry	X	

4. Property / Project Updates and Next Steps

a. South Holyoke Homes (Holyoke Housing Authority)

Aaron Vega noted that all commitments from the HRA to the South Holyoke Homes project are complete with the project properties transferred. Holyoke Housing Authority (HHA) is currently accepting applications for home ownership. They have been through site plan review for Phase 3. They are now working on funding.

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

For Phase I, Winn Development recently held an Open House for the property and has completed the first lottery round for potential tenants. They are now progressing through the rental process, with initial occupancy expected in August and full occupancy anticipated by the fall. The response has been strong, with over 200 applications received for the 88 available units. Winn is in discussion with Pioneer Valley Railroad to expand the project area. Staff is aiming to schedule a tour for City officials prior to tenant occupancy. Additionally, the UPP grant deadline is approaching, and related invoices from Winn are expected soon.

Phase II discussions are ongoing regarding site work and demolition for Buildings 1 and 2. American Rescue Plan Act (ARPA) application for funding to support the project is pending. If Winn is unable to move forward with demolition within the required timeframe, the sense is that other projects may have an advantage for the ARPA funding. It was noted that all ARPA funded projects must be completed by June 2026. Additionally, the City's Sustainability and Conservation Director inquired about petrified wood currently stored in Buildings 1 and 2. He is seeking Holyoke-inspired materials to incorporate into the renovation of Scotts Tower and believes the petrified wood would be a fitting feature. Efforts will be made to connect Winn Development, the Conservation Director, and the site construction manager to explore this possibility.

c. 123 Pine Street (CAN properties, LLC) - Discussed in the Executive Meeting.

d. High Street URP Area 4 Discussion

Staff is preparing a second State One Stop application for the area under the Site Readiness scope. This round will place greater emphasis on actionable items, including property acquisition, demolition, and the execution of actual site readiness work.

e. Beyond Walls - Race and Main Street site activation

Ongoing discussions continue regarding the activation of the Race Street lot. A two-year Use Agreement is in place, and funding has been secured from both MassDevelopment and the Mass Gaming Mitigation Fund. Beyond Walls is currently on site conducting preliminary work. A Management/Activation Agreement has been drafted for the HRA's consideration, outlining roles and responsibilities for the operation and maintenance of the lot. The Mass in Motion Coordinator has recently hired a Manager, who will be responsible for various aspects of lot management. The concept is for the HRA to serve as the fiscal recipient of rental funds generated from the lot. Assets for the lot began arriving yesterday,

with additional items expected by the end of the week. A painting party is scheduled for June 14th, and further programming and activities are planned for the coming weeks.

Questions were raised regarding the necessity of a secondary agreement. Since the lot Manager will be handling many of the responsibilities outlined in the agreement, their role should be clearly reflected. Additionally, if activation funding is coming from the City, then the City should be included as a party to the agreement. Overall, the draft was considered unclear and in need of further internal discussion and consideration.

5. Other Business

As mentioned in a previous meeting, there was discussion around supporting the TDI efforts. Kevin Moforte, the TDI Fellow, submitted a proposal related to this initiative. Although it was received too late to be included in the current meeting agenda, the proposal will be forwarded to the Board for consideration at the next meeting.

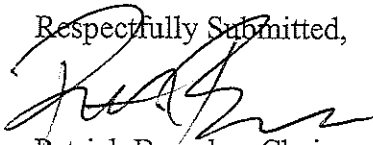
Mayor Garcia recently submitted the proposed City budget, which does not include funding for the OPED Development Specialist position. As a result, discussions have begun regarding the possibility of the HRA covering a portion of the financial costs to support this staff role. The Board expressed support for considering this option, should a formal proposal be presented.

6. Adjournment

With no further business, a motion was made at 6:37 p.m. by Carl Eger and seconded by Thomas Creed to adjourn the Regular meeting. A roll call followed:

<u>Name</u>	<u>Yes</u>	<u>No</u>
Carl Eger	X	
Thomas Creed	X	
Patrick Beaudry	X	

Respectfully Submitted,



Patrick Beaudry, Chairperson

Holyoke Redevelopment Authority (HRA)
Meeting Minutes
Wednesday, September 17, 2025 at 5:00 p.m.
Holyoke City Hall - Room 6
536 Dwight Street, Holyoke, MA 01040

Members Present:

Patrick Beaudry, Chairperson
Carl Eger, Vice Chairperson
Thomas Creed, Treasurer
Daphne Board, Assistant Treasurer
Tiffany Espinosa, Member

Staff Present:

Aaron Vega, Executive Director
John Dyjach, Assistant Director
Jane Mantolesky, Asst. City Solicitor

Guests: Keith Fairey, John Gilbert, Sam Scoppettone (Way Finders Inc.), Al Wilson (Beyond Walls), Kevin Moforte (MassDevelopment / TDI)

1. Call to Order

Chairperson Patrick Beaudry called the meeting to order at 5:02 p.m. and announced that the meeting is being recorded and is being held virtually in accordance with State laws. Roll call:

<u>Name</u>	<u>Present</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

2. HRA Board Business

a. Meeting Minutes of August 20, 2025

A motion was made by Carl Eger and seconded by Daphne Board to approve the August 20, 2025 meeting minutes. Roll call:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

3. Guest Presentation: Way Finders, Inc. - High Street Redevelopment Plans

Aaron Vega welcomed Keith Fairey and the team from Way Finders to discuss their plans for property on High Street. He added that Way Finders has done extensive work in the City on the Library Commons project and now is in the initial stages of development on High Street. Keith Fairey presented a power point and discussed Way Finders' projects. He described the project proposed for High Street as a mixed use, mixed income housing development and commercial opportunity. John Gilbert described the properties acquired to date by Way Finders and additional properties they are interested in. He mentioned they are partnering with Rode Architects for the design.

Tiffany Espinosa asked about green spaces and parking and that the design seems to be higher density than it is now. Keith Fairey concurred and said they will be looking at parking requirements and possibly utilizing the nearby parking deck. He added that green spaces are a big consideration not only on the ground but possibly on rooftops as well.

Thomas Creed asked if Way Finders will be the long-term owner of this project and what is the estimated timeframe. Keith Fairey replied that they expect to form a separate LLC for the project which is the standard practice and that he estimates five to seven years to complete the project depending on the availability of the financing.

Chairperson Beaudry thanked the Way Finders team for joining the meeting to discuss their plans. He noted that it is important to continue working collaboratively as the HRA considers other actions nearby.

4. Property / Project Updates and Next Steps

a. Race and Main Street Placemaking

i. License Amendment with Beyond Walls

Aaron Vega explained that there's been a learning curve with the Beyond Amour Yard placemaking effort, but it is gaining momentum. He said that signage is being prepared, and we hope to see that up very soon. He said the amendment request was originally to add language for signage but Beyond Walls is asking that their responsibilities be defined further in the agreement since they are not programming the space. Mr. Vega said the programming is now addressed in the separate management agreement with Nueva Esperanza. Al Wilson said that Beyond Walls is deeply committed to a successful partnership with the HRA to ensure that this is a community asset. He said that regarding the agreement it is being updated to reflect Beyond Walls role with infrastructure on the site and that it will be various organizations with Nueva Esperanza as the lead for the activations that occur. He said that they still have the draft amendment and requested the Board to hold off on consideration until next month. Aaron Vega said the Board could also consider just amending the signage part and consider the rest at a future meeting. After some discussion, the Board tabled the consideration to a future meeting.

ii. Programming Agreement with Nueva Esperanza

The Managing Agreement with Nueva Esperanza was reviewed with Aaron Vega explaining that it defines the roles and responsibilities of Nueva to manage the site. He said there would be support from the City's Mass In Motion Coordinator as part of their work with the Puerto Rican Cultural District. He said that Nueva is excited about the opportunity, and they would handle all day to day responsibilities including applications for use and making sure that all permitting and insurance requirements are met. Mr. Vega added that there will be a charge for use and vending and that the HRA would receive 15% of the income from the rental of the yard. Daphne Board recommended that it would be efficient if the fee were paid quarterly to the Redevelopment Authority. A motion was then made by Carl Eger and seconded by Tiffany Espinosa to approve the Programming Agreement with Nueva Esperanza. Tiffany Espinosa asked who would handle the administrative work. Aaron Vega replied that it would be Nueva and that they would provide copies to the HRA. Thomas Creed noted that Exhibit C was blank to which Aaron Vega replied is the original License Agreement with Beyond Wall that will be inserted. A roll-call vote on the motion followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

iii. Electric Vehicle Charging Station-Easement Request

Aaron Vega explained that OPED has been working to support the City's and HG&E's efforts to locate electric vehicle charging stations. He said that the section of Race Street adjacent to HRA's property at 150 Race Street was deemed most suitable for the installation in this area. As part of the installation, easements are necessary from the HRA as well as the City for the underground connection. Mr. Vega referred the Board to a drawing of the EV charging design and the draft easement prepared by Atty. Manolesky. Patrick Beaudry asked if providing this easement would hinder future development of the site. John Dyjach said these utility easements are fairly common, and it shouldn't limit development. He said that adding language to the easement allowing for future relocation if necessary, could be considered. Thomas Creed said he would want HG&E to know that the ultimate goal is to develop this property and that they would work with us to modify the easement if necessary. Patrick Beaudry said he would entertain a motion to approve the easement with modified language stating that it could be relocated if necessary. Carl Eger made the motion and it was seconded by Daphne Board. A roll call vote followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

b. 123 Pine Stret - Next Steps

John Dyjach said the sale to Virgilio Properties was recently finalized and that the HRA's provisions, including the reverter, are recorded in the deed. He said there is an update required from the owner on the project status every six months and that staff will monitor.

c. South Holyoke Homes - Review of Agreement

John Dyjach discussed the South Holyoke Homes agreement that was in the meeting packet and said that staff thought it would be good to review it with the Board in advance of the upcoming annual update from Holyoke Housing Authority.

Additionally, John Dyjach said there was a recent request by the HHA to transfer two adjacent parcels of land that are listed in the agreement. These are located at 689 South Bridge Street and South Bridge Street parcel 007. Mr. Dyjach said that HHA is working with Habitat for Humanity to build two houses on these vacant lots with the support ARPA funding that was recently awarded. He explained that the request aligns with the agreement and that there are a few steps to accomplish the transfer, with one being the HRA requesting the transfer of these City-owned properties to the HRA. After City Council approval, a Disposition Agreement will be prepared for the Board's review for the transfer of the parcels from the HRA to the HHA.

A motion was made by Carl Eger and seconded by Daphne Board to authorize the transfer request for these properties to the City Council. A roll-call vote followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

d. 216/191 Appleton Street (Appleton Mills Apartments/Winn Development)

Aaron Vega said that notification was recently received from the Mass Historic Commission of a \$500,000 tax credit award for Phase 2 of the project. He noted that Phase 2 has received \$2 million with potentially \$6.5 million more in tax credits moving forward. Mr. Vega said that to date Phase 1 has received \$6.8 million, which is significant for this development.

John Dyjach reported that the Site Readiness grant funds from MassDevelopment totaling 600,000, have been received and paid out and the HRA was made whole for the funds that were advanced.

e. High Street Area 4

i. TDI (Transformative District Initiative) Request

Aaron Vega said that Kevin Moforte, MassDevelopment's Holyoke TDI Fellow, is in attendance to follow up on the request discussed at a previous HRA meeting. He noted that MassDevelopment extended the TDI program for 10 months and noted that Kevin is working on several initiatives including the establishment of a Business Improvement District as well as other efforts to improve the appearance of the area and providing funding for events. Aaron Vega added that this is important work, especially as the city tries to attract investors and developers to the area. Kevin Moforte said to further these efforts he asked the HRA to consider financial support and suggested that \$25,000 would be a helpful amount but is open to any consideration. The Board thanked Mr. Moforte and said they would take the request under consideration.

ii. Site Readiness Grant

John Dyjach explained that MassDevelopment is agreeable to allow the HRA to use part of the Site Readiness Grant to perform due diligence on the Haberman Hardware property so long as the HRA amends the access agreement with the property owner to include specific work items. He then referred to the draft Amended Access Agreement which includes specific work items and also extends the schedule to December 31st. Aaron Vega added that the hope is to have the full scope of work with MassDevelopment presented at the next Board meeting. The Board then discussed and agreed to the Amended Access Agreement and suggested adding discretion to the Chair to extend the agreement thirty days beyond the December 31 deadline. A motion was made by Carl Eger and seconded by Daphne Board to approve the amended Access Agreement and allow for an additional thirty days. A roll- call followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

5. Other Business

- a. John Dyjach noted a few additional items from the Appleton Mills project saying that WinnDevelopment continues to explore the ownership structure for Phase 2 and considering various sources to fund the work. Aaron Vega added that occupancy is expecting to start in October and that a site visit may be done before the next HRA meeting.

6. Executive Meeting

At 6:35 p.m., a motion was made by Daphne Board and seconded by Carl Eger to enter Executive Session. A roll call vote followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X

Patrick Beaudry	X
Carl Eger	X
Thomas Creed	X

The meeting was reconvened at 7:28 p.m.

Chairperson Beaudry said that during the Executive meeting the TDI funding request was discussed and that he would entertain a motion to allocate \$10,000 of HRA funds for the request. Tiffany Espinosa made the motion and it was seconded by Daphne Board. A roll call vote followed:

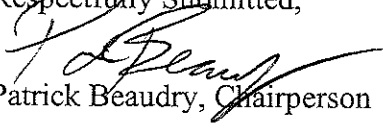
<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Thomas Creed	X

7. Adjournment

With no further discussion, a motion was made at 7:30 p.m. by Daphne Board and seconded by Thomas Creed to adjourn the meeting. A roll call vote followed:

<u>Name</u>	<u>Yes</u>
Tiffany Espinosa	X
Daphne Board	X
Patrick Beaudry	X
Thomas Creed	X

Respectfully Submitted,


Patrick Beaudry, Chairperson

Petition to Accept Brookwood Road as a Public Way

OCT 16 2025

We, the undersigned residents and property owners at Brookwood Road, Holyoke, Massachusetts, respectfully petition the City of Holyoke to take the necessary steps to accept Brookwood Road as a public way. We respectfully request that the City Council, in coordination with the City Engineer, the Planning Board, and the Department of Public Works, take the following actions:

1. Initiate the process to layout Brookwood Road as a public way under Massachusetts General Laws, Chapter 82.
2. Conduct the necessary surveys, inspections, and approvals required for acceptance.
3. Place the matter before the City Council for a vote to formally accept Brookwood Road as a public way.

By signing below, we affirm our support for the acceptance of Brookwood Road as a public way by the City of Holyoke.

Printed Name	Signature	Street Address	Date
Lawrence W Osborn	<i>Lawrence W Osborn</i>	1 Brookwood Road	October 15, 2025
Wendy D Osborn	<i>Wendy D Osborn</i>	1 Brookwood Road	October 15, 2025

Petition to Accept Brookwood Road as a Public Way

Holyoke City Clerk's
Office
Holyoke, MA

We, the undersigned residents and property owners at Brookwood Road, Holyoke, Massachusetts, respectfully petition the City of Holyoke to take the necessary steps to accept Brookwood Road as a public way. We respectfully request that the City Council, in coordination with the City Engineer, the Planning Board, and the Department of Public Works, take the following actions:

1. Initiate the process to layout Brookwood Road as a public way under Massachusetts General Laws, Chapter 82.
2. Conduct the necessary surveys, inspections, and approvals required for acceptance.
3. Place the matter before the City Council for a vote to formally accept Brookwood Road as a public way.

By signing below, we affirm our support for the acceptance of Brookwood Road as a public way by the City of Holyoke.

Printed Name	Signature	Street Address	Date
Lawrence W Osborn	<i>Lawrence W Osborn</i>	1 Brookwood Road	October 15, 2025
Wendy D Osborn	<i>Wendy D Osborn</i>	1 Brookwood Road	October 15, 2025

RECEIVED

Application for a Special Permit for Home Occupation (Appendix A Zoning 4.8.2):

I hereby apply for a special permit for:

OCT 16 2005

Street & Number 57 Taylor Street

Holyoke City Clerk's
Holyoke, MA

Property Owner Amelia Box Telephone 413 333 8244
(**if you are not the property owner, you must obtain a letter from the property owner allowing you to conduct a business at their property)

Present Zone R-2 Map and Parcel 073 BLOCK 00 LOT 007

Book and Page 23439 Page 298

Type of Business (purpose of which premises is to be used) _____

WOOD WINDOW RESTORATION

Expected customer traffic flow Ø

Hours of operation 8 am to 5 pm

Number of deliveries 1 per week

Signage none

Name of business Amelia Box Window Restoration

Instructions:

1. Obtain letter from tax collector (stating no outstanding taxes are owed to the City)
2. Return application with the tax letter to the Office of the City Clerk
3. An application fee of \$100.00 - check payable to the City Clerk (fee is non-refundable)

Please note:

Once the application is received, the petition will be added to the agenda for the next City Council meeting. Public hearings will be held in order to notify abutters in your area. You will receive notification regarding the public hearing notice and details explaining when and where to place the notice. The fee for publication is at your own expense. If the notice is not published, the hearing cannot be held. You must be present at this meeting.

- Completed application and non-refundable fee
- Letter from Treasurer and Tax Collector stating that the person(s) and property(s) named herein have no uncollected taxes, fines, and fees or other charges owing to the City of Holyoke.
- (If applicable) If applicant is not the owner of the property, a letter from the owner of the property acknowledging that they are aware of, and are in support of, the Special Permit request

Additional Information:

- The applicant is responsible for paying the cost of advertising the public hearing
- **All Special Permits are subject to a 20 day appeal period. Therefore, after the full City Council votes on the Special Permit the 20 day appeal period begins.**
(According to MGL Ch. 40A, Sec. 11: A special permit...shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the city or town clerk and either that no appeal has been filed or the appeal has been filed within such time...is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. After Special Permit has been approved favorably by the full City Council)
- **(After the 20 day appeal period is over)** applicant must record the Special Permit at the Hampden County Registry of Deeds.
- After receiving a special permit from the city council, and recording it with the Registry of Deeds, any other necessary business permits and/or licenses must be obtained.



Laura E. Wilson
Tax Collector

Rory Casey
Treasurer

City of Holyoke

Form A – Tax Compliance Form

DATE: 10/15/25

In accordance with Section 82-3 of the City Ordinance, specifically:

(c) In addition to the requirements of [M.G.L.] c. 40 § 57, every city board, department, authority, or commission issuing licenses or permits in the city shall certify with the Tax Collector and the Treasurer that all taxes, fees, and assessments are current, prior to issuing any license or permit, and that all tax agreements are being complied with.

Please bring this form to City Hall and obtain each signature as required below or mail the form to the Tax Collector's Office with a stamped, self-addressed envelope. Please do not submit a Business Certificate application to the City Clerk's Office prior to completing Form A.

I state that I have reviewed the following and as of the date of this letter, the following is true and accurate.

Current	Type
<u>✓</u>	Real Estate
<u>N/A</u>	Personal Property
<u>✓</u>	Excise
<u>N/A</u>	Payment Plan

Comments:

Applicant: Amelia Box Window Restoration

Address: 57 Taylor St.

Property Owner: Amelia Box

Respectfully,

Laura Wilson

Tax Collector
413.322.5530

Rory Casey
City Treasurer
413.322.5560

536 Dwight St Rm. 13. • HOLYOKE, MASSACHUSETTS 01040
PHONE: (413) 322-5530 • FAX: (413) 322-5531

Birthplace of Volleyball

12:10



797

5 Messages

CC meeting vote on i...



From: Linda Vacon <lindavac@aol.com>
Date: October 9, 2025 at 11:04:35 AM EDT
To: Jeffery Anderson-Burgos <anderson-burgosj@holyokey.org>, Brenna Leary <clerks@holyokey.org>
Subject: CC meeting vote on item 41
Financial transfer

Good morning.

By my recall & review of the meeting video, the only vote taken was to return this financial transfer (item 41) to Finance Committee by an (8/3) vote.

We took a vote to reconsider our action (11/1) reported by the clerk, but no motion to pass the 2nd reading of the transfer was made and no further vote on item 41 was called for.

I only voted to reconsider our action.

Please advise if you have any other information I may have missed.

Thanks,
Linda





**Re: 10/7/2025 Agenda, Item #41,
Vote**

I already signed the order. The solicitors office already ruled on the order. I expect the transfer to be finalized before close of business today so we can enter in the purchase order.

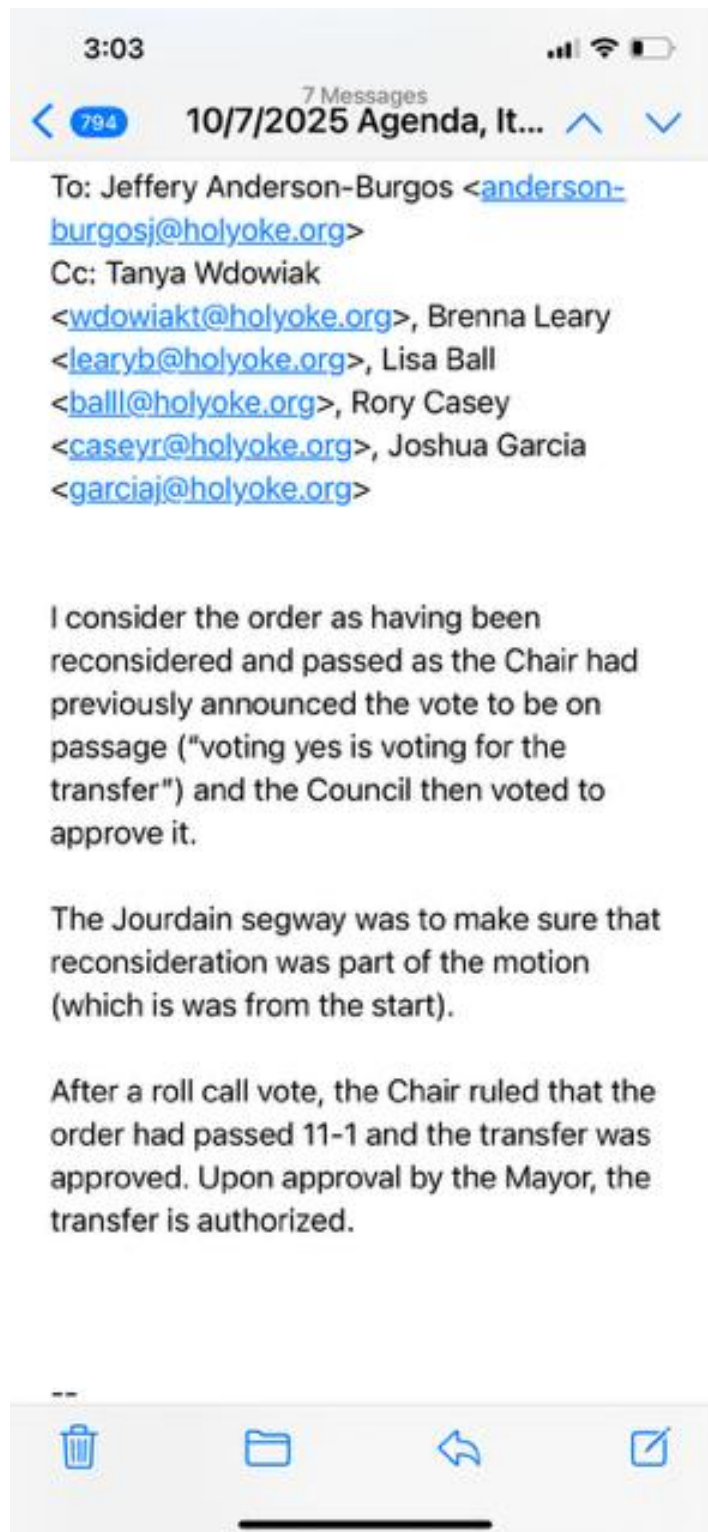
Thank you,

Joshua A. Garcia, MPA
Mayor, City of Holyoke

Holyoke City Hall
536 Dwight Street, Rm #1
Holyoke, MA 01040
Office: 413-561-1600

www.holyoke.org
www.ExploreHolyoke.com





(d) Removal of Handicapped Parking Signage.

(1) City Clerk Form.

RECEIVED

OCT 10 2025
A form will be sent to applicants biennially by the city clerk informing them that they are required to maintain designation for handicapped parking and asking if the space is still used in accordance with applicable rules and regulations. Applicants shall return the completed form within 60 days by mail or in person at office. Failure to return the completed form may result in removal of handicapped parking signage. The form shall be issued in both English and Spanish.

Holyoke City Clerk's Office
Holyoke, MA
This notice requirement shall be included in applications submitted pursuant to Sec. 86-98(c) above. Applications should include a check box acknowledging applicants are aware of this ongoing duty to inform the city clerk if the space is no longer in use and information on the city clerk form.

(2) Removal of Signage by DPW.

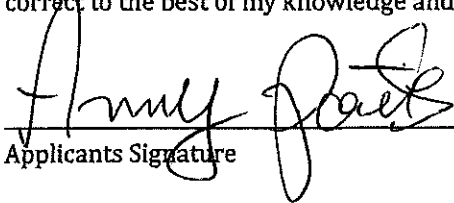
1. If the city clerk form is not returned to the City Clerk's Office within 60 days, the City Clerk's Office shall notify the Department of Public Works. DPW shall complete a work order for removal within 30 days of receipt of notice from the office

To apply for a Handicap Parking space near your residence, please submit the following documentation to the City Clerk's Office:

1. The completed Residential Handicap Parking application
2. A photocopy of the car registration if it has a handicap number plates authorized by Chapter 90, Section 2 of the Massachusetts General laws or a photocopy of the Handicap Placard issued to the applicant in accordance with the provisions of Chapter 632 of the Massachusetts General Laws.

APPLICANTS CERTIFICATION:

I am aware that it is my responsibility to properly use a handicap parking plate/placard subject to the rules and regulations of the Commonwealth of Massachusetts registry of Motor Vehicles; I have read and understand the policy for designated handicap Parking Spaces on Public Streets in the City of Holyoke. I certify that the information contained herein is true and correct to the best of my knowledge and belief.


Applicants Signature

Anny Portes
Print Name

10/10/25
Date

For Office Use Only:

Date order filed with City Council and referred to the Ordinance Committee/Handicap Commission _____

Date Handicap Commission recommendation received by Ordinance Committee _____

Date Ordinance Committee recommendation _____

Date City Council approved/denied _____

CITY OF HOLYOKE MASSACHUSETTS
RESIDENTIAL HANDICAP PARKING APPLICATION

If this application is being completed by someone other than the Disabled person (the Applicant), please list that person's name below (PLEASE PRINT ALL INFORMATION);

Aida Lema Portes Sister
Name of Person Completing this Application Relationship to Applicant

Applicant's (Disabled Person's Name) Anny Portes

Address: 18 Clark St Holyoke, MA 01040

Telephone: 413-222-6851 Date of Birth (mm/dd/yy) 05/04/82

Handicap Placard/License Plate Number: PL5360566 Exp. Date: 2/22/28

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1) Is there off-street parking (driveway, parking lot etc) at your residence? YES ☒ NO ☐

a) If there is off-street parking are you allowed to use it? YES ☒ NO ☐

b) If you are not allowed to use off-street parking, please explain why:

2) Explain why you feel that you need Residential Handicap parking in front of/near your home. (If needed, continue on reverse side or attach additional sheets)

The front entrance is the easiest for me. But the people that live in front parks there and blocks the entrance. We've tried to ask them if they can leave the space for me but they keep parking there.

3) Do you rent the property where you are residing? YES ☐ NO ☒ ** If YES, your landlord will need to sign below.

** I certify that I am the owner of the property or Property Manager:

Insert address of resident: _____

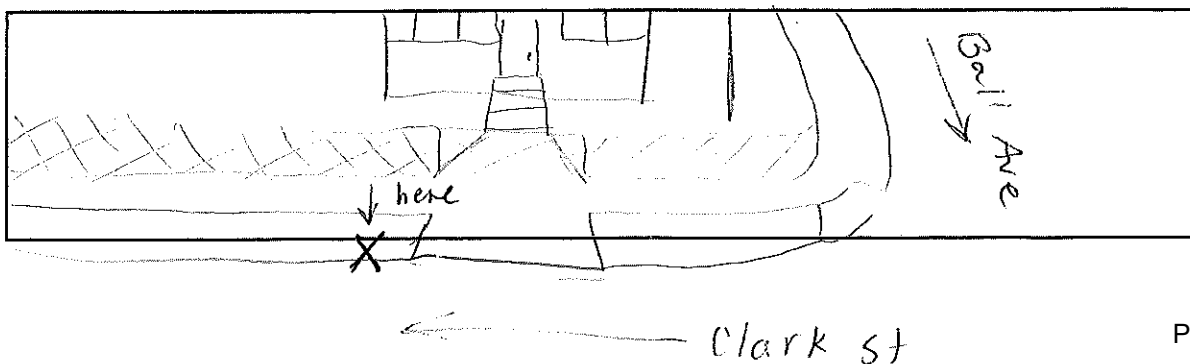
**I further certify that off-street parking (driveway, garage, or lot) is not available to the applicant at this listed address.

Signature of Landlord or Property Manager

Phone

Date

ATTACH PICTURE OR SKETCH INCLUDING DRIVEWAYS, RAMPS AND ENTRANCES



CITY OF HOLYOKE MASSACHUSETTS
RESIDENTIAL HANDICAP PARKING APPLICATION

Applicant's Name (please print) Anny Portes

Applicant's Address 18 Clark St Holyoke, MA 01040 Phone 413-222-6851

To be Completed by the Holyoke Handicap Commission (HHC):

☐ Received Copy of the Massachusetts Registration and/or Placard

☐ Received Signature of Landlord - if applicable

☐ Site inspection by: _____ Date: _____

☐ Recommend Application be Approved

☐ Recommend Application be Denied - Reason for recommendation

HHC Chairperson

Signature: _____ Date: _____

To be Completed by City Council Ordinance Committee:

Reviewed at meeting of Ordinance Committee (date): _____

☐ Recommend Application be Approved

☐ Recommend Application be Denied - Reason for recommendation

To be Completed by Holyoke City Council:

Reviewed at meeting of the Holyoke City Council (date): _____

☐ Application Approved

☐ Application Denied - Reason for Application Denial

Applicant Certification:

I am aware that it is my responsibility to file a complete application. I understand that the applicant will be returned to me if it is found to be incomplete, illegible, or otherwise not filed in compliance with the instructions. I certify that the information contained herein is correct to the best of my knowledge and belief.

Applicant's Signature: Anny Portes Date: 10/10/25

*Please remember to attach a: **photocopy of the car registration** if it has handicap number plates authorized by Chapter 90, Section 2 of the Massachusetts General Laws or a **photocopy of the Handicap Placard** issued to the applicant in accordance with the provisions of Chapter 632 of the Massachusetts General Laws.

City of Holyoke, Massachusetts
Policy for Designated Handicap Parking Spaces
On Public Streets in Residential Areas

Rules for Residential Handicap Placard Usage: Handicap Parking spaces may be established by the City Council in accordance with Section 86-98 of the Code of Ordinances.

(c) Residential handicapped parking spaces.

(1) Petition to city council required. Upon petition, the city council may establish designated handicapped parking spaces on public streets where parking is not otherwise provided for a residence. Such spaces shall be established in accordance with the following:

- a. Handicap parking shall only be established when it is demonstrated by the petitioner that off-street parking is not available for the resident (i.e. within a driveway, garage or lot).
- b. The street on which the handicap parking space is to be established shall be a public way, and the street width must be adequate to allow parking in front of or near the applicant's residence.
- c. Handicap parking shall only be established in areas that are not otherwise restricted as "no parking" or "limited time" parking spots.

Application shall be made on a form approved by the city council. The city council may deny an application under this section if it does not meet the criteria contained herein or may remove any handicap parking spaces that are infrequently used or cause a hazard to the motoring and walking public.

(2) Use of spaces. Spaces established in accordance with this section may be used by anyone with a handicap plate or placard as issued from the registry of motor vehicles. A placard shall not be used by family, friends or other individuals visiting the handicap person. Police may confiscate the HP placard for any violation and the Commonwealth of Massachusetts Registry of Motor vehicles may impose fines if violations occur in use of HP space(s). Handicap parking signs do not exempt a vehicle from other regulations such as snow emergency, street cleaning and/or repair work.

(3) Designation of spaces. A parking space restricted under this subsection shall be identified by the use of above-grade signs bearing the words "Handicapped Parking" and shall also comply with any other requirements as established by law.

- a. Handicap parking spaces established under this section shall be valid for a period which coincides with the applicant's placard or plate. If there is no change in the residence of the individual, a renewal petition shall be submitted to the city council with a copy of the updated placard. Any change in information will require submission of a new application. Failure to renew will result in the removal of the sign and require submission of a new application.
- b. When the handicap parking space is no longer needed due to the applicant's change of residence or change in eligibility status, the applicant or another household member shall notify the city clerk in writing within 30 days of this change.

(4) Violations and penalties. There shall be no leaving of any vehicle within the restricted parking space authorized by this subsection unless said vehicle bears a valid placard or license plate. This section shall be enforced by the city police department or their designee. Any person who violates this subsection shall be subject to a fine of \$300.00 per violation, and to removal of his or her motor vehicle pursuant to the provisions of M.G.L. c. 40, § 22D.

(5) Report to the city council. The city clerk's office shall maintain a list of all handicap parking spaces approved under this section and the date of expiration. The report shall include which handicap parking spaces have been removed. The clerk's office shall submit a quarterly report to the city council and the department of public works listing the placards that have expired and not been renewed.

PL5360566

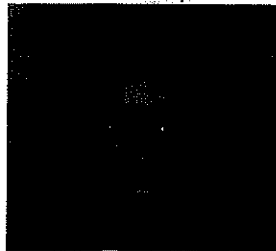
Expires:

02-22-28

Disabled Persons
Parking Identification Placard



Commonwealth of Massachusetts



PORTES

ANNY

BALINA

Commonwealth of
Massachusetts



City of Holyoke

Request for Appropriation Transfer Between Classifications

Dept. Name City Clerk Date 10/14/25

As a basis for preparing a financial order to be placed before the City Council, I hereby respectfully request that the following amounts be transferred **between two or more** of the following indicated (X) appropriation classifications and as further detailed below:

Personal Services ____ Expenditures ____ Capital Outlay ____

Account No.		Account Name	\$ Amount	
Organization	Object		From	To
11011	51210	Election Officers	\$ (5,000)	
11012	53030	Print/Bind/microfilm		\$ 5,000
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----
-----	-----	-----	(-----)	-----

Reason for request:

TO pay LHS invoice for ballots for Nov. Election

Brenna Leary
Head of Department

[Signature]
Mayor

City of Holyoke

Request for Appropriation Transfer Between Classifications

Dept. Name OPED

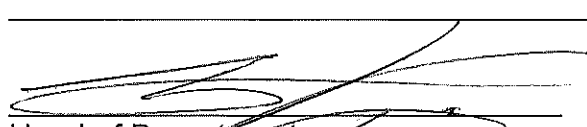
Date 10/16/25

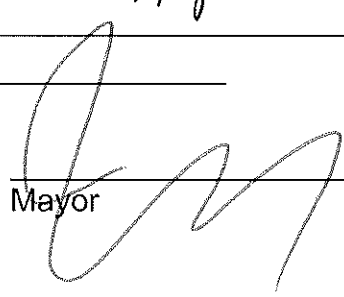
Use as a basis for preparing a financial order to be placed in front of City Council. I hereby respectfully request that the following amounts be transferred **between two or more** of the following indicated (X) appropriation classifications and as further detailed below:

Personal Services ☒ Expenses _____ Capital Outlay _____

Account No.		Account Name	\$ Amount	
Organization	Object		From	To
11251	51101	Sr Project Manager overtime	(\$2,000)	
11251	51300			\$2,000
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	
-----	-----		()	

Reason for request: Additional overtime funds for OPED staffing


Head of Department


Mayor

Employee I	Last Name	First Name	A Job	Class Code	Long Description	Locati	Location Code	Long I	Group/B
89676	SHEEDY	JAMI	ACLE		PRINCIPAL CLERK/STENOGRAPHER	421	BPW ADM & FIN	DPWS	
89962	SHEA	MARY	ACLE		PRINCIPAL CLERK/STENOGRAPHER	421	BPW ADM & FIN	DPWS	
89702	ALICEA-CORRE	OLIMAR	ACLE		PRINCIPAL CLERK/STENOGRAPHER	440	WWTP ADMIN	DPWS	
89935	GONZALEZ	CIARANETTE	ACLE		PRINCIPAL CLERK/STENOGRAPHER	440	WWTP ADMIN	DPWS	
89970	MOYSTON	JENNIFER	AMA		OFFICE MANAGER	421	BPW ADM & FIN	DPWS	
18571	ANDUJAR	RODOLFO	AFOI		PW FOREMAN/HIGHWAYS & BRIDGES	425	BPW HWY & BRIDG	DPWS	
7319	BUXTON	KENNETH	AFOI		PUBLIC WORKS FOREMAN/REFUSE	430	BPW REFUSE COLL	DPWS	
89863	PETERSON	MATTHEW	AB'L		B'LDG MAINTENANCE SUPERVISOR	422	BPW CITY PROP	DPWS	
7130	SISSON	GLENN	AFOI		P W FOREMAN/AUTOMOTIVE	426	BPW AUTO EQ MAI	DPWS	
82769	DELVALLE	RICARDO	AWA		WASTE/RECYCLING COORDINATOR	430	BPW REFUSE COLL	DPWS	
89928	RODRIGUEZ	ANTHONY	AGEI		GEN CONSTRUCTION SUPERVISOR	450	ENGINEERING	DPWS	
22891	GALLAGHER	MICHAEL	ASUI		SUPERVISOR OUTDOOR/WORK	421	BPW ADM & FIN	DPWS	
1393	TWOHIG	JOHN	AFOI		CITY FORESTER	632	FORESTRY	DPWS	

PersoPay	Org Cod	Object Co	Grade/ Step/	Days/	Hours/Year	Scheduled Hours/Day	Pay Basis	Hourly Rate
----------	---------	-----------	--------------	-------	------------	---------------------	-----------	-------------

												step	
FT	B	14211	51104	PS13	3	10	1,827.00	70.00	7.00	A	PS13	3	30.3954
FT	B	14211	51104	PS13	3	10	1,827.00	70.00	7.00	A	PS13	3	30.3954
FT	B	60401	51105	PS13	1	10	1,827.00	70.00	7.00	A	PS13	1	28.1676
FT	B	60401	51105	PS13	1	10	1,827.00	70.00	7.00	A	PS13	1	28.1676
FT	B	14211	51103	PS22	3	10	1,827.00	70.00	7.00	A	PS22	3	35.6601
FT	B	14251	51101	PS17	2	10	2,088.00	80.00	8.00	A	PS17	2	28.2410
FT	B	14301	51101	PS17	3	10	2,088.00	80.00	8.00	A	PS17	3	29.3146
FT	B	14221	51101	PS22	3	10	2,088.00	80.00	8.00	A	PS22	3	31.4581
FT	B	14261	51101	PS22	3	10	2,088.00	80.00	8.00	A	PS22	3	31.4581
FT	B	14301	51106	PS22	3	10	2,088.00	80.00	8.00	A	PS22	3	31.4581
FT	B	14101	51103	PS22	2	10	2,088.00	80.00	8.00	A	PS22	2	30.4534
FT	B	14211	51106	PS29	3	10	2,088.00	80.00	8.00	A	PS29	3	33.4170
FT	B	12941	51101	PS30	3	10	2,088.00	80.00	8.00	A	PS30	3	33.7318

14251	51101	PW FOREMAN/HIGHWAYS & BRIDGES	61,794.00	budget
			<u>63,994.88</u>	
			(2,200.88)	

14301	51106	WASTE/RECYCLING COORDINATOR	68,476.00	budget
			<u>69,596.80</u>	
			(1,120.80)	

Daily Rate	Period Pay	Annual Pay	FY 2026					
					\$2.00			
			FY2025		DAYS 132 7/1/2025		DAYS 128 1/1/2026	TOTAL
				step		step		
211.9527	2,127.68	55,319.66	30.3954	3	32.40	3	32.40	58,968.00
211.9527	2,127.68	55,319.66	30.3954	3	32.40	3	32.40	58,968.00
196.4173	1,971.73	51,264.92	28.1675	1	30.17	2	31.28	55,903.96
196.4173	1,971.73	51,264.92	28.1675	1	30.17	2	31.28	55,903.96
248.6650	2,496.21	64,901.56	31.2027	3	37.66	3	37.66	68,541.20
225.0619	2,259.28	58,741.16	28.2409	2	30.24	3	31.31	63,994.88
233.6186	2,345.17	60,974.45	29.3146	3	31.31	3	31.31	65,124.80
250.7011	2,516.65	65,432.98	31.4582	3	33.46	3	33.46	69,596.80
250.7011	2,516.65	65,432.98	31.4582	3	33.46	3	33.46	69,596.80
250.7011	2,516.65	65,432.98	31.4582	3	33.46	3	33.46	69,596.80
242.6936	2,436.27	63,343.04	30.4534	2	32.38	3	33.46	68,456.32
267.3359	2,673.36	69,774.68	33.5455	3	35.55	3	35.55	73,944.00
268.8205	2,698.54	70,162.14	33.7318	3	35.73	3	35.73	74,318.40
								852,913.92

**STEP RAISES 1/1

	FY2027						
	2.50%						2.50%

ADDITIONAL	step	DAYS 132		DAYS 128		TOTAL	ADDITIONAL	step	DAYS 132	
		7/1/2026	step	1/1/2027					7/1/2027	
3,648.34	3	33.21	3	33.21	60,442.20	1,474.20	3		34.04	
3,648.34	3	33.21	3	33.21	60,442.20	1,474.20	3		34.04	
4,639.04	2	32.06	3	33.21	59,379.60	3,475.64	3		34.04	
4,639.04	2	32.06	3	33.21	59,379.60	3,475.64	3		34.04	
3,639.64	3	38.60	3	38.60	70,252.00	1,710.80	3		39.57	
5,253.72	3	32.10	3	32.10	66,768.00	2,773.12	3		32.90	
4,150.35	3	32.10	3	32.10	66,768.00	1,643.20	3		32.90	
4,163.82	3	34.29	3	34.29	71,323.20	1,726.40	3		35.15	
4,163.82	3	34.29	3	34.29	71,323.20	1,726.40	3		35.15	
4,163.82	3	34.29	3	34.29	71,323.20	1,726.40	3		35.15	
5,113.28	3	34.29	3	34.29	71,323.20	2,866.88	3		35.15	
4,169.32	3	36.43	3	36.43	75,774.40	1,830.40	3		37.35	
4,156.26	3	36.63	3	36.63	76,190.40	1,872.00	3		37.54	
55,548.79					880,689.20	27,775.28				
						27,775.28				

FY2028

DAYS			
128			
step	1/1/2028	TOTAL	ADDITIONAL
3	34.04	61,952.80	1,510.60
3	34.04	61,952.80	1,510.60
3	34.04	61,952.80	2,573.20
3	34.04	61,952.80	2,573.20
3	39.57	72,017.40	1,765.40
3	32.90	68,432.00	1,664.00
3	32.90	68,432.00	1,664.00
3	35.15	73,112.00	1,788.80
3	35.15	73,112.00	1,788.80
3	35.15	73,112.00	1,788.80
3	35.15	73,112.00	1,788.80
3	37.35	77,688.00	1,913.60
3	37.54	78,083.20	1,892.80
		904,911.80	24,222.60
			24,222.60

			FY.		
			STEP 1		STE
TITLE	GRADE	HOURS	ANNUAL	HOURLY (260)	ANNUAL
PRINCIPAL CLERK & STENOGRPHER	PS13	35	\$51,264.92	\$28.17	\$53,292.89
HIGHWAY FOREMAN	PS17	40	\$56,518.67	\$27.17	\$58,741.16
REFUSE FOREMAN	PS17	40	\$56,518.67	\$27.17	\$58,741.16
AUTOMOTIVE SUPERVISOR	PS22	40	\$60,943.60	\$29.30	\$63,188.90
OFFICE MANAGER	PS22	35	\$60,412.18	\$33.19	\$62,657.48
GENERAL CONSTRUCTION INSPECTOR	PS22	40	\$60,943.60	\$29.30	\$63,188.90
BUILDING MAINTENANCE SUPERVISOR	PS22	40	\$60,943.60	\$29.30	\$63,188.90
REFUSE/RECYCLING COORDINATOR	PS22	40	\$60,943.60	\$29.30	\$63,188.90
SUPERVISOR OF OUTDOOR WORKS	PS29	40	\$66,092.15	\$31.78	\$67,935.23
CITY FORESTER	PS30	40	\$66,866.23	\$32.15	\$68,710.49
CONSTRUCTION ENGINEER	PS30	40	\$66,866.23	\$32.15	\$68,710.49

FY25				FY26	\$2.00	
STEP 2	STEP 3			STEP 1	STEP 2	STEP 3
HOURLY (260)	ANNUAL	HOURLY (260)		HOURLY (260)	HOURLY (260)	HOURLY (260)
\$29.28	\$55,319.66	\$30.40		\$30.17	\$31.28	\$32.40
\$28.24	\$60,974.45	\$29.31		\$29.17	\$30.24	\$31.31
\$28.24	\$60,974.45	\$29.31		\$29.17	\$30.24	\$31.31
\$30.38	\$65,432.98	\$31.46		\$31.30	\$32.38	\$33.46
\$34.43	\$64,901.56	\$35.66		\$35.19	\$36.43	\$37.66
\$30.38	\$65,432.98	\$31.46		\$31.30	\$32.38	\$33.46
\$30.38	\$65,432.98	\$31.46		\$31.30	\$32.38	\$33.46
\$30.38	\$65,432.98	\$31.46		\$31.30	\$32.38	\$33.46
\$32.66	\$69,774.68	\$33.55		\$33.78	\$34.66	\$35.55
\$33.03	\$70,162.14	\$33.73		\$34.15	\$35.03	\$35.73
\$33.03	\$70,162.14	\$33.73		\$34.15	\$35.03	\$35.73

FY27
STEP 1
HOURLY (260)
\$30.92
\$29.90
\$29.90
\$32.08
\$36.07
\$32.08
\$32.08
\$32.08
\$34.62
\$35.00
\$35.00

2.50%			FY28	2.50%	
STEP 2	STEP 3		STEP 1	STEP 2	STEP 3
HOURLY (260)	HOURLY (260)		HOURLY (260)	HOURLY (260)	HOURLY (260)
\$32.06	\$33.21		\$31.69	\$32.87	\$34.04
\$31.00	\$32.10		\$30.65	\$31.77	\$32.90
\$31.00	\$32.10		\$30.65	\$31.77	\$32.90
\$33.19	\$34.29		\$32.88	\$34.02	\$35.15
\$37.34	\$38.60		\$36.98	\$38.27	\$39.57
\$33.19	\$34.29		\$32.88	\$34.02	\$35.15
\$33.19	\$34.29		\$32.88	\$34.02	\$35.15
\$33.19	\$34.29		\$32.88	\$34.02	\$35.15
\$35.53	\$36.43		\$35.48	\$36.42	\$37.35
\$35.91	\$36.63		\$35.88	\$36.81	\$37.54
\$35.91	\$36.63		\$35.88	\$36.81	\$37.54

Employee N	Last Name	First Name	Active S	Job Class Code	Long Descri	Pay Type	Pay Type Descrip	Location Co
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7130	SISSON	GLENN	A	P W FOREMAN/AUTOMOT	150	CLOTH ALLO	426
7319	BUXTON	KENNETH	A	PUBLIC WORKS FOREMAN/	150	CLOTH ALLO	430
18571	ANDUJAR	RODOLFO	A	PW FOREMAN/HIGHWAYS	150	CLOTH ALLO	425
22891	GALLAGHER	MICHAEL	A	SUPERVISOR OUTDOOR/W	150	CLOTH ALLO	421
82769	DELVALLE	RICARDO	A	WASTE/RECYCLING COORC	150	CLOTH ALLO	430
89676	SHEEDY	JAMI	A	PRINCIPAL CLERK/STENO	150	CLOTH ALLO	421
89702	ALICEA-COR	OLIMAR	A	PRINCIPAL CLERK/STENO	150	CLOTH ALLO	440
89863	PETERSON	MATTHEW	A	B'LDG MAINTENANCE SUPI	150	CLOTH ALLO	422
89928	RODRIGUEZ	ANTHONY	A	GEN CONSTRUCTION SUPE	150	CLOTH ALLO	450
89935	GONZALEZ	CIARANETTE	A	PRINCIPAL CLERK/STENO	150	CLOTH ALLO	440
89962	SHEA	MARY	A	PRINCIPAL CLERK/STENO	150	CLOTH ALLO	421
89970	MOYSTON	JENNIFER	A	OFFICE MANAGER	150	CLOTH ALLO	421

Location Code	Long Descr	Group/Barg	Persoi	Pay Fi	Org Code	Object Co	Long GL Account Description	Number of F
BPW AUTO EQ MAI	DPWS	FT	B	14261	51830		PAY-CLOTHING/TOOL ALLOWANCE	26.000
BPW REFUSE COLL	DPWS	FT	B	14301	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW HWY & BRIDG	DPWS	FT	B	14251	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW ADM & FIN	DPWS	FT	B	14211	51830		PAY-CLOTHING ALLOWANCE	26.100
BPW REFUSE COLL	DPWS	FT	B	14301	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW ADM & FIN	DPWS	FT	B	14211	51830		PAY-CLOTHING ALLOWANCE	26.000
WWTP ADMIN	DPWS	FT	B	60401	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW CITY PROP	DPWS	FT	B	14221	51830		PAY-CLOTHING/TOOL ALLOWANCE	26.000
ENGINEERING	DPWS	FT	B	14101	51830		PAY-CLOTHING ALLOWANCE	26.000
WWTP ADMIN	DPWS	FT	B	60401	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW ADM & FIN	DPWS	FT	B	14211	51830		PAY-CLOTHING ALLOWANCE	26.000
BPW ADM & FIN	DPWS	FT	B	14211	51830		PAY-CLOTHING ALLOWANCE	26.000

Day-Unit/Yr Days/I Hours/Year Scheduled H Hours/Day Pay I Annual Pay

261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	70.00	7.00 A	325.00
261.00	10	2,088.00	80.00	8.00 A	325.00
261.00	10	2,088.00	70.00	7.00 A	325.00
					<u>3,900.00</u>

Employee N	Last Name	First Name	Job Class Code	Long Description	Pay Typ	Pay Type Descri	Prim	Location	Co
89928	RODRIGUEZ	ANTHONY	GEN CONSTRUCTION SUPERVISOR		203	LONGEVITY	Y	450	
89962	SHEA	MARY	PRINCIPAL CLERK/STENOGRAPHER		203	LONGEVITY	Y	421	
89970	MOYSTON	JENNIFER	OFFICE MANAGER		203	LONGEVITY	Y	421	
1393	TWOHIG	JOHN	CITY FORESTER		425	LONGEVITY	Y	632	
7130	SISSON	GLENN	P W FOREMAN/AUTOMOTIVE		425	LONGEVITY	Y	426	
7319	BUXTON	KENNETH	PUBLIC WORKS FOREMAN/REFUSE		425	LONGEVITY	Y	430	
18571	ANDUJAR	RODOLFO	PW FOREMAN/HIGHWAYS & BRIDGES		425	LONGEVITY	Y	425	
22891	GALLAGHER	MICHAEL	SUPERVISOR OUTDOOR/WORK		425	LONGEVITY	Y	421	
82769	DELVALLE	RICARDO	WASTE/RECYCLING COORDINATOR		425	LONGEVITY	Y	430	
89676	SHEEDY	JAMI	PRINCIPAL CLERK/STENOGRAPHER		425	LONGEVITY	Y	421	
89702	ALICEA-COR	OLIMAR	PRINCIPAL CLERK/STENOGRAPHER		425	LONGEVITY	Y	440	
89863	PETERSON	MATTHEW	B'LDG MAINTENANCE SUPERVISOR		425	LONGEVITY	Y	422	
89928	RODRIGUEZ	ANTHONY	GEN CONSTRUCTION SUPERVISOR		425	LONGEVITY	Y	450	
89935	GONZALEZ	CIARANETTE	PRINCIPAL CLERK/STENOGRAPHER		425	LONGEVITY	Y	440	
89962	SHEA	MARY	PRINCIPAL CLERK/STENOGRAPHER		425	LONGEVITY	Y	421	

Group/Barg	Persc	Pay I	Org Code	DesObject	Code I	Factor	Remain	Annual Pay	Service Date	Eligibility Date
DPWS	FT	B	14101	51400	8.00	A	0.00	0.00	3/31/2025	3/31/2030
DPWS	FT	B	14211	51400	8.00	A	0.00	0.00	9/11/2023	9/11/2028
DPWS	FT	B	14211	51400	7.00	A	0.00	0.00	8/27/2025	8/27/2030
DPWS	FT	B	12941	51400	8.00	A	1,250.00	11/7/1987	11/7/1992	11/7/1992
DPWS	FT	B	14261	51400	8.00	A	850.00	11/10/2014	11/10/2019	11/10/2019
DPWS	FT	B	14301	51400	8.00	A	1,250.00	10/1/1987	10/1/1992	10/1/1992
DPWS	FT	B	14251	51400	8.00	A	1,250.00	11/29/1999	11/29/2004	11/29/2004
DPWS	FT	B	14211	51400	8.00	A	1,250.00	11/15/1999	11/15/2004	11/15/2004
DPWS	FT	B	14301	51400	8.00	A	925.00	9/24/2007	9/24/2012	9/24/2012
DPWS	FT	B	14211	51400	7.00	A	0.00	1/5/2024	1/5/2029	1/5/2029
DPWS	FT	B	60401	51400	8.00	A	0.00	3/20/2024	3/20/2029	3/20/2029
DPWS	FT	B	14221	51400	8.00	A	0.00	9/3/2024	9/3/2029	9/3/2029
DPWS	FT	B	14101	51400	8.00	A	0.00	3/31/2025	3/31/2030	3/31/2030
DPWS	FT	B	60401	51400	7.00	A	0.00	5/12/2025	5/12/2030	5/12/2030
DPWS	FT	B	14211	51400	8.00	A	0.00	9/11/2023	9/11/2028	9/11/2028

YEARS LONGEVITY

5-10	500
10-15	850
15-20	925
20-25	1,100
25+	1,250

FY 2026	FY2027	FY2028
0	0	0
0	0	0
0	0	0
1,250	1,250	1,250
850	850	850
1,250	1,250	1,250
1,250	1,250	1,250
1,250	1,250	1,250
925	925	925
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
6,775	6,775	6,775

City of Holyoke

Request for Appropriation Transfer Within a Classification

Dept. Name DPW

Date 10/16/2025

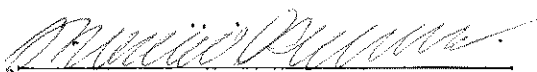
I hereby respectfully request that the following amounts be transferred *within one* of the following indicated (X) appropriation classifications within my department and as further detailed below:

Personal Services X Expenses _____ Capital Outlay _____

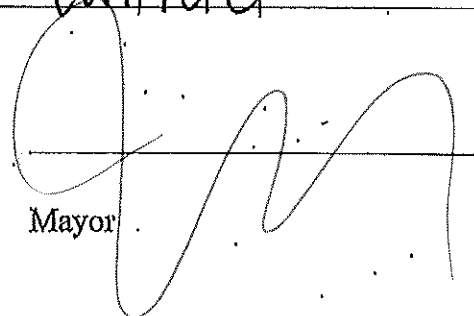
Account No.		Account Name	\$ Amount	
Organization	Object		From	To
14211	51103	Office Manager	3322-	
14251	51101	Foreman Highways	()	2201-
14301	51106	Waste/Recycle Coord.	()	1121-
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	
---	---		()	

Reason for request:

to cover increase in UPSEU Union
Contract



Head of Department



Mayor



City of Holyoke,
Massachusetts

Birthplace of Volleyball

Tanya Wdowiak <wdowiakt@holyoke.org>

MVP Grant - Signature and Council

Miira Gates <gatesm@holyoke.org>

Tue, Oct 7, 2025 at 8:17 AM

To: Tanya Wdowiak <wdowiakt@holyoke.org>

Cc: Joshua Garcia <garciaj@holyoke.org>, Matthew Sokop <sokopm@holyoke.org>, Victoria Houle <houlev@holyoke.org>

This grant has a 10% in-kind match.

On Mon, Oct 6, 2025 at 1:36 PM Tanya Wdowiak <wdowiakt@holyoke.org> wrote:

Hi Miira,

Will the City be provided a 10% cash or in kind match? I like to put that on the order so Council will be aware.

Hi Mayor,

Can you send me a copy of the signed contract once you have authorized please and thank you.

Tanya

On Mon, Oct 6, 2025 at 8:05 AM Miira Gates <gatesm@holyoke.org> wrote:

Good morning,

Please find attached the contract for the awarded MVP Action Grant that will need Mayor Garcia's signature. The summary of the project is as follows:

The project will identify climate-related vulnerabilities and adaptation measures for critical assets and related operations associated with Holyoke's wastewater treatment system and sewer systems, including sanitary and combined sewers. We will also evaluate and develop concepts for green infrastructure strategies at the City's wastewater treatment facilities and other at-risk wastewater infrastructure including wastewater pump stations and collection system. The project will include advancing green infrastructure designs for sites within combined sewer areas in the Day Brook watershed, which has been the focus of the City's efforts over the past several years to reduce runoff to the combined sewer system and enhance the community through re-greening projects.

We are lucky to have this funding awarded since it will allow us to meet the WWTP NPDES requirement for developing a Climate Adaptation Plan. Its critical that we move this forward for signature and council acceptance as quickly as possible.

Thank you,
Miira

--

Miira Gates (she/her)
Stormwater Coordinator and Grantwriter
City of Holyoke
63 N Canal St
Holyoke, MA 01040
C: (413) 588-6897

--

Tanya Wdowiak
City Auditor
413-322-5589

--

Miira Gates (she/her)
Stormwater Coordinator and Grantwriter

COMMONWEALTH OF MASSACHUSETTS | STANDARD CONTRACT FORM



This form is jointly issued and published by the Office of the Comptroller, the Executive Office of Administration and Finance, and the Operational Services Division as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the Standard Contract Form Instructions and Contractor Certifications, the Commonwealth Terms and Conditions, the Commonwealth Terms and Conditions for Human and Social Services, or the Commonwealth IT Terms and Conditions which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access forms at macomptroller.org/forms or mass.gov/lists/osd-forms.

CONTRACTOR INFORMATION		COMMONWEALTH INFORMATION	
Contractor Legal Name City of Holyoke d/b/a		Department Executive Office of Energy and Environmental Affairs MMARS Code ENV	
Legal Address As entered on Form W-9 or Form W-4 536 Dwight St, Holyoke, 01040		Contract Manager Name Kara Runsten Business Mailing Address 100 Cambridge St., 10th Floor, Boston MA 02114	
Contract Manager Name Miira Gates, Stormwater Coordinator and Grantwriter		Billing Address If Different	
Phone (413) 322-5645 x5152	Fax	Phone 617-312-1594	Fax
Email gatesm@holyoke.org		Email kara.runsten@mass.gov	
Vendor Code VC		MMARS Doc ID(s)	
Vendor Code Address ID e.g. "AD001". AD		RFR/Procurement or Other ID Number ENV 26 MVP 01	
Note: The Address ID must be set up for Electronic Funds Transfer (EFT) payments.			
☒ NEW CONTRACT		☐ CONTRACT AMENDMENT	
Procurement or Exception Type (Check one option only) ☐ Statewide Contract (OSD or an OSD-designated department.) ☐ Collective Purchase (Attach OSD approval, scope, and budget.) ☒ Department Procurement - Includes all Grants 815 CMR 2.00. (Attach Solicitation Notice or RFR, and Response or other procurement supporting documentation.) ☐ Emergency Contract (Attach justification for emergency, scope, and budget.) ☐ Contract Employee (Attach Employee Status Form, scope, and budget.) ☐ Interim Contract with new Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope, and budget.)		Current Contract End Date PRIOR to Amendment Amendment Amount Or Enter "No Change" Amendment Type Check one option only. Attach details of amendment changes. ☐ Amendment to Date, Scope, or Budget (Attach updated scope and budget.) ☐ Interim Contract with Current Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Contract Employee (Attach any updates to scope or budget.) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope/budget.)	
TERMS AND CONDITIONS			
The Standard Contract Form Instructions and Contractor Certifications and the following document are incorporated by reference into this Contract and are legally binding. Check ONE option:			
☒ <u>Commonwealth Terms and Conditions</u> ☐ <u>Commonwealth Terms and Conditions for Human and Social Services</u> ☐ <u>Commonwealth IT Terms and Conditions</u>			
COMPENSATION			
Check ONE option. The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to Intercept for Commonwealth owed debts under <u>815 CMR 9.00</u> .			
☐ Rate Contract (No Maximum Obligation). (Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)			
☒ Maximum Obligation Contract. Total maximum obligation for total duration of this contract (or new total if contract is being amended): \$390,000			

PROMPT PAYMENT DISCOUNTS (PPD)Commonwealth payments are Issued through Electronic Funds Transfer (EFT) 45 days from invoice receipt. See Prompt Pay Discounts Policy.

Contractors requesting accelerated payments must identify a PPD as follows:

Payment issued within:	10 days	% PPD.
	15 days	% PPD.
	28 days	% PPD.
	30 days	% PPD.

If PPD percentages are left blank, identify reason:

☐

Statutory/legal

☐

Ready Payments (M.G.L. c. 29, § 23A)

☒

Agree to standard 45-day cycle

☐

Only Initial payment

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT

Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.

To complete the project "Holyoke Wastewater System Vulnerability Assessment, Adaptation Plan, and Green Infrastructure" as outlined in Attachments A and B.

SUPPLIER DIVERSITY PROGRAM (SDP) PLAN

Does the Supplier Diversity Program apply?

☐

YES If YES, the Contractor's annual SDP commitment for this Contract is

☒

NO If NO, and the department is an Executive Department, enter the appropriate exemption: N/A - grant

ANTICIPATED START DATE (Complete ONE option only.)

The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

☒

1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.

☐

2. may be incurred as of , 20 , a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date.

☐

3. were incurred as of , 20 , a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE

Contract performance shall terminate as of June 30 , 20 26 , with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS

Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable), and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07, incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

AUTHORIZING SIGNATURE FOR THE CONTRACTOR

Signature and date must be captured at time of signature.

Signature

Date

10/6/2025

Print Name

Joshua A. Geron

Print Title

Mayor

AUTHORIZING SIGNATURE FOR THE DEPARTMENT

Signature and date must be captured at time of signature.

Signature

Date

Lindsey McCauley

10/10/25

Print Name

Lindsey McCauley

Print Title

Deputy CFO - Strategy

Scope of Services (Attachment A)
FY26 EEA Municipal Vulnerability Preparedness Program – Action Grant
City of Holyoke
August 2025

Grantee: City of Holyoke

Name: Miira Gates, Stormwater Coordinator and Grantwriter

Address: 536 Dwight St, Holyoke, 01040

Phone: (413) 322-5645 x5152

Email: gatesm@holyoke.org

Project Title: Holyoke Wastewater System Vulnerability Assessment, Adaptation Plan, and Green Infrastructure

Project Summary: The City of Holyoke is seeking FY26 MVP Action Grant funding to develop a climate change adaptation plan for the City's wastewater system. The project will identify climate-related vulnerabilities and adaptation measures for critical assets and related operations associated with Holyoke's wastewater treatment system and sewer systems, including sanitary and combined sewers. We will also evaluate and develop concepts for green infrastructure strategies at the City's wastewater treatment facilities and other at-risk wastewater infrastructure including wastewater pump stations and collection system. The project will include advancing green infrastructure designs for sites within combined sewer areas in the Day Brook watershed, which has been the focus of the City's efforts over the past several years to reduce runoff to the combined sewer system and enhance the community through re-greening projects.

Scope:

The tasks described in Attachment B will be performed according to the agreed-upon schedule and budget.

Funding Distribution:

Funding will be distributed by reimbursement upon completion of tasks outlined in Attachment B and submission of invoices. Costs eligible for reimbursement include all approved project costs incurred between the contract execution date and the contract termination date. Any amendments to this attachment or Attachment B must be approved by EEA prior to commencement of such activities. All grant funds must be spent according to the fiscal year breakdown below (before June 30, 2026, for FY26 funds and before June 30, 2027, for FY27 funds, as applicable). Please reference the RFR "ENV 26 MVP 01" for additional details on what is required for reimbursement and contact your MVP regional coordinator with any questions.

FY26 - \$390,000

To receive grant funding, the applicant must agree to the fiscal requirements of the program by providing a statement from the authorized signatory of the organization acknowledging and accepting the following:

- The Grantee commits to match 10% (or 0% if Grantee is approved for no match or is an MVP-recognized tribe) of the total project cost using cash or in-kind contributions (or a combination of the two);

- The Grantee acknowledges that the funding under this grant will be provided on a reimbursement basis; and
- All matching funds provided by the Grantee or direct project partners have been approved and/or appropriated (or are in the process of being approved).

Additional details:

- Massachusetts sales tax is not a reimbursable expense.
- Work done prior to the project start date (the date the contract is issued and signed by the Commonwealth's Department Authorized Signatory) shall NOT be reimbursed. No funds will be granted for work performed after the contract termination date.
- For work completed before June 30, 2026, requests for reimbursement are due by July 31, 2026. For work completed between July 1, 2026 and June 30, 2027, requests for reimbursement are due by July 31, 2027.
- ***Any FY26 funds that are not spent by June 30, 2026 do not roll over to the next fiscal year and will be forfeited.***

As tasks are completed and deliverables are submitted to, reviewed, and approved by EEA, the Grantee must submit a Reimbursement Package (template to be provided) containing the following items:

1. A signed letter (on city or town letterhead) from the Grantee requesting reimbursement.
1. All relevant invoices, including those from subcontractors. Invoices must itemize costs consistent with the agreed-upon scope of work. Invoices must include sufficient information for EEA to determine that the services were performed and/or products were received, and that the invoiced items meet all contractual performance requirements.
2. A detailed breakdown of the required match for the task. For in-kind services, include sufficient details to demonstrate the total amounts of match contributed, and as appropriate, a list of personnel, hours worked, hourly rates, etc.
3. A short case study and a summary PowerPoint slide with project images (due at the end of the project, templates to be provided).

Reimbursement Packages should be submitted as tasks are completed with the monthly progress report, and reflect work performed according to the schedule of deliverables included in the project budget. Reimbursement is generally made within 45 days after approval of a reimbursement package. Reimbursement packages are due before July 31, 2026 for FY26 funds and before July 31, 2027 for FY27 funds.

EEA will retain a minimum of ten percent (10%) of awarded funds until all contract provisions are satisfied and all deliverables have been received.

Progress Reporting:

To help EEA stay current on work being conducted over the course of the project, the Grantee will submit a brief monthly progress report (template to be provided), due by the 30th of the month, including:

- Significant activities that have occurred to show progress toward deliverables
- Whether a change in schedule or scope of work is anticipated
- Whether costs are anticipated to be overrun or underrun
- If additional assistance from EEA or partners is needed
- Invoices for work completed to date

The Grantee must be in regular communication with their MVP Regional Coordinator (RC) throughout the course of the project and submit all reporting documentation to the RC.

Changes in Scope, Schedule, or Budget:

The Grantee shall inform their RC as soon as possible if any change in the schedule or scope (including tasks and deliverables) is needed or if the Grantee expects an underrun or overrun of the budget, so that EEA can work with the Grantee to take any necessary steps. The RC will inform the Grantee of any necessary contract amendments or if the adjustment is minor enough to only require written approval from EEA. If circumstances beyond the Grantee's control make an extension or new split in funding between FY26 and FY27 necessary—please notify EEA **no later than May 1st** (so that we may discuss a potential amendment before the end of the fiscal year). These requests will be considered on a case-by-case basis and may not be approved.

Regulatory Compliance

Grantee agrees to comply with all applicable state, federal, and local laws and ordinances. Such compliance is a condition of this grant.

Additional Terms

Receipt of MVP funding shall not be considered state approval of the project for any necessary state, federal, or local permits, nor provide any indication of the project's competitiveness for future funding phases.

Attachment B: City of Holyoke Wastewater System Vulnerability Assessment, Adaptation Plan, and Green Infrastructure - FY26 MVP Action Grant Scope & Budget

Project Task	Deliverables	Approximate Start Date	Approximate End Date	Total Grant	In-Kind Match	Cash Match	Total Match	Total Project Cost
Tasks to be Completed by June 30, 2026								
Task 1: Project Kickoff, Project Management, and Reporting								
Sub-task 1.1 Kickoff meeting with City, EEA, and Consultant	Meeting notes, sign-in sheet	10/1/2025	6/30/2026	\$ 1,500.00	\$ -		\$ -	\$1,500.00
Sub-task 1.2 Monthly Progress Reports, FY26 (template provided)	Monthly progress reports submitted by the 30th of each month of the grant period to the MVP Regional Coordinator	10/1/2025	6/30/2026	\$ 3,000.00	\$ 2,700.00		\$ 2,700.00	\$5,700.00
Sub-task 1.3 Project Case Study (required at end of project; template provided)	Final Case Study Report, PowerPoint slide, project photos	6/1/2026	6/30/2026	\$ 500.00	\$ 500.00		\$ 500.00	\$1,000.00
Sub-task 1.4 Project Management	Coordination and management of project tasks, budget, schedule, and deliverables	10/1/2025	6/30/2026	\$ 17,000.00	\$ 4,200.00		\$ 4,200.00	\$21,200.00
Total Task 1 Cost				\$ 22,000.00	\$ 7,400.00	\$ -	\$ 7,400.00	\$29,400.00
Task 2: Community Engagement								
Sub-task 2.1 Educational Videos	Three bilingual (Spanish/English) educational videos accessible on the City website as YouTube Videos and streaming services including Holyoke Media public access television	10/1/2025	6/1/2026	\$ 62,000.00	\$ 13,000.00		\$ 13,000.00	\$75,000.00
Sub-task 2.2 Community Screening Event	Photos and summary of community based public screening event	10/1/2025	6/1/2026	\$ 7,000.00	\$ 4,000.00		\$ 4,000.00	\$11,000.00
Sub-task 2.3 School Curriculum Development and Field Trips	Course curriculum used for 2 field trips to Holyoke wastewater facility and green infrastructure installations in the Day Brook watershed	10/1/2025	6/1/2026	\$ 25,500.00	\$ 2,800.00		\$ 2,800.00	\$28,300.00
Total Task 2 Cost				\$ 94,500.00	\$ 19,800.00	\$ -	\$ 19,800.00	\$114,300.00
Task 3: Information Gathering and Review								
Sub-task 3.1 Information Review	Compilation and review of studies, data, and plans	11/1/2025	1/1/2026	\$ 16,500.00	\$ -		\$ -	\$16,500.00
Sub-task 3.2 Site Visits	Site visit photos, field data, and notes	11/1/2025	1/1/2026	\$ 17,500.00	\$ 2,000.00		\$ 2,000.00	\$19,500.00
Total Task 3 Cost				\$ 34,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$36,000.00
Task 4: Vulnerability Assessment								

Sub-task 4.1 Identification of Vulnerable Critical Assets	Table summarizing vulnerable critical assets	1/1/2026	3/1/2026	\$ 3,000.00	\$ 4,300.00	\$ - 4,300.00	\$7,300.00
Sub-task 4.2 Adaptation Measures Assessments	CREAT Tool baseline, qualitative assessment of other critical assets and adaptation measures not analyzed using CREAT (to be included in vulnerability assessment technical memorandum)	1/1/2026	3/1/2026	\$ 5,000.00	\$ -	\$ -	\$5,000.00
Sub-task 4.3 Technical Memorandum	Vulnerability assessment technical memorandum (PDF)	1/1/2026	3/1/2026	\$ 4,000.00	\$ 200.00	\$ 200.00	\$4,200.00
Total Task 4 Cost				\$ 12,000.00	\$ 4,500.00	\$ - 4,500.00	\$16,500.00
Task 5: Adaptation Plan							
Sub-task 5.1 Adaptation Plan	Draft and final adaptation plan (PDF)	3/1/2026	6/1/2026	\$ 35,500.00	\$ 5,200.00	\$ 5,200.00	\$40,700.00
Total Task 5 Cost				\$ 35,500.00	\$ 5,200.00	\$ - 5,200.00	\$40,700.00
Task 6: Holyoke Wastewater Facilities Green Infrastructure Retrofit							
Sub-task 6.1 Desktop Screening	Assessment of GSI retrofit opportunities, compiled plans and mapping, site photos.	1/1/2026	4/1/2026	\$ 7,500.00	\$ 2,100.00	\$ 2,100.00	\$9,600.00
Sub-task 6.2 Concept Development	GSI retrofit design concepts including typical details, photos of similar installations, and planning level costs	1/1/2026	4/1/2026	\$ 42,500.00	\$ 100.00	\$ 100.00	\$42,600.00
Total Task 6 Cost				\$ 50,000.00	\$ 2,200.00	\$ - 2,200.00	\$52,200.00
Task 7: Pine Street Construction Documents							
Sub-task 7.1 Construction Drawings	Construction Drawings in PDF format, and in native file format	1/1/2026	3/1/2026	\$ 51,500.00	\$ 100.00	\$ 100.00	\$51,600.00
Sub-task 7.2 Construction Specifications	Special Provisions, Engineer's Opinion of Probable Cost, Unit Bid Price Form, & supporting field data in PDF format	2/15/2026	4/1/2026	\$ 27,000.00	\$ 100.00	\$ 100.00	\$27,100.00
Total Task 7 Cost				\$ 78,500.00	\$ 200.00	\$ - 200.00	\$78,700.00
Task 8: Day Brook Watershed Concept Green Infrastructure Concept Design							
Sub-task 8.1 Site Analysis	Narrative or tabular summary of green infrastructure opportunities at up to 10 sites; summary analysis of up to 3 potential green infrastructure sites, including a narrative, photos of existing site conditions, and results of the test pits and infiltration testing, plus native file formats	10/1/2025	12/1/2025	\$ 29,500.00	\$ 1,850.00	\$ 1,850.00	\$31,350.00

Sub-task 8.2 Conceptual Green Infrastructure Design	Concept-level designs for up to 3 green infrastructure sites consisting of a two-page concept for each site, including narrative, typical details and/or photos of similar installations, plan view graphic, and planning-level costs, plus native file formats	4/1/2026	6/1/2026	\$ 34,000.00	\$ 200.00		\$ 200.00	\$34,200.00
Total Task 8 Cost				\$ 63,500.00	\$ 2,050.00	\$ -	\$ 2,050.00	\$65,550.00
TOTAL PROJECT COST FY26				\$ 390,000.00	\$ 43,350.00	\$ -	\$ 43,350.00	\$ 433,350.00
TOTAL PROJECT COST OVERALL				\$ 390,000.00	\$ 43,350.00	\$ -	\$ 43,350.00	\$ 433,350.00

Match 10.00%

**MEMORANDUM OF AGREEMENT
RECTANGULAR RAPID FLASHING BEACON (RRFB)
PEDESTRIAN CROSSWALK SIGN ASSEMBLIES**

This Memorandum of Agreement (“**Agreement**”) is made and entered into this 31 day of July, 2025, by and between the Massachusetts Department of Transportation, established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of business at Ten Park Plaza, Boston, Massachusetts, 02116 (“**MassDOT**”), and the CITY/TOWN of Holyoke, a municipal corporation and political subdivision of the Commonwealth of Massachusetts (“**Municipality**”). The Municipality and MassDOT are each sometimes referred to individually herein as a “**Party**”, and collectively as the “**Parties**.”

RECITALS

WHEREAS, to enhance pedestrian safety and driver awareness in the Commonwealth of Massachusetts, MassDOT intends to procure the solar powered rectangular rapid flashing beacon (RRFB) crosswalk sign assemblies identified in Exhibit A (the “**Assemblies**”) for installation at marked crosswalk locations within municipally owned roadways; and

WHEREAS, Municipality has requested that MassDOT provide one or more of the Assemblies to Municipality for installation at the locations indicated by Municipality in Exhibit B (the “**Locations**”), which are within municipally owned public roadway(s); and

WHEREAS, MassDOT has approved Municipality’s request, and Municipality has agreed to install the Assemblies at the Locations at Municipality’s own expense; and

WHEREAS, MassDOT and Municipality seek to confirm their respective rights and obligations in connection with the Assemblies as set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals in this Agreement are true and correct, and are incorporated herein by reference and made part of his Agreement.
2. **Sign Assemblies.** MassDOT agrees to provide Municipality with 2 Assemblies. MassDOT will fund the entire cost of the Assemblies, including the cost of delivery to Municipality. Upon delivery, ownership of the Assemblies will transfer to Municipality.

It is understood and agreed that MassDOT’s procurement of the Assemblies is contingent upon availability and continued appropriation of federal funds, and if for any reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

3. **Installation.** Municipality, at its sole expense, shall install the Assemblies on marked crosswalks with curb ramps compliant with current American with Disabilities Act

(ADA) design requirements (“**Crosswalks**”) at the Locations identified in Exhibit B. Aside from the Assemblies provided by MassDOT, Municipality shall provide all necessary labor, materials, equipment, and other services necessary to install the Assemblies in accordance with the terms of this Agreement and vendor specifications. This obligation includes the installation of Crosswalks by Municipality at Locations where no such Crosswalks exist and the performance of any other crosswalk work identified in Exhibit B as required prior to the installation of the Assemblies. Municipality shall install each Assembly in conformance with the following: (1) MassDOT standards for such devices; (2) applicable Public Right-of-Way Accessibility Guidelines (PROWAG) (<https://www.access-board.gov/prowag/>), including by not limited to, those requirement found in Chapter 4; and (3) applicable Architectural Access Board Regulations, including but not limited to, 501 C.M.R. 20.00 - 22.00. Each Assembly must also be installed with the solar panel located on the Assembly at an angle facing the equator (due south) in a position with full unobstructed solar exposure. Prior to installation, Municipality shall also obtain, at its sole cost and expense, any and all applicable permits, approvals, including local approvals, and/or clearances required by local and state agencies, commissions, or bodies necessary for the completion of the project. Municipality’s failure to comply with any requirement of this paragraph shall constitute a material breach of this Agreement and MassDOT may require Municipality to correct the deficiency at its own expense.

Municipality shall install each Assembly within ninety (90) days of its delivery to Municipality. In the event that Municipality cannot complete the installation within the ninety-day period due to extraordinary circumstances, it may request an extension. Any request for an extension must be made in writing to MassDOT soon as practicably possible, but not later than sixty (60) days after Municipality’s receipt of the Assemblies. Municipality’s request shall include a justification describing the extraordinary circumstances for the requested extension, the anticipated installation date, and any other information deemed necessary by MassDOT. After conferring with FHWA, MassDOT, in its sole and exclusive discretion, may agree to grant said request for an extension of time if it finds that sufficient justification has been provided by the Municipality. If Municipality fails to install an Assembly within the ninety-day period without an approved extension, ownership of the Assembly shall revert to MassDOT and Municipality must return the unit to MassDOT at its sole expense.

Within a week of installing each Assembly, Municipality shall provide MassDOT with a photograph depicting the unit and documentation, in a form acceptable to MassDOT, evidencing the Assembly’s location and the date of its installation.

4. **Operation and Maintenance.** Municipality, at its own expense, shall be solely responsible for the operation, maintenance, and repair of the Assemblies for the entirety of the units’ useful life. The Assemblies shall be operated and maintained in accordance with the applicable provisions of the most recent edition of the *Manual on Uniform Traffic Control Devices* (MUTCD). Municipality shall also ensure that the solar panel located on each Assembly is maintained at an angle facing the equator (due south) in a position with full unobstructed solar exposure at all times. This maintenance requirement includes any tree trimming that may be necessary for the optimum performance of the solar-powered Assembly. Municipality shall not remove, alter, or relocate any Assembly installed

pursuant to this Agreement without the prior written approval of MassDOT. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

5. **Additional Potential Upgrades.** Nothing in this Agreement shall be construed as obligating MassDOT to provide materials for any potential upgrades that may be identified in Exhibit B for one or more of the Locations. Should Municipality elect to upgrade a Location, the materials necessary for the work shall be procured and installed at Municipality's sole expense.
6. **Term.** This Agreement shall be effective as of the date of full execution by Municipality and MassDOT and, unless terminated earlier as provided herein or otherwise agreed in writing by the Parties, shall remain in full force and effect for a period of two (2) years after Municipality's receipt of the Assemblies. This Agreement may be terminated by mutual agreement of the Parties, upon such terms and conditions as the Parties may mutually agree upon. Such termination shall be effective in accordance with a written agreement by the Parties.

In addition, MassDOT may, by written notice to Municipality, terminate this Agreement in any one of the following circumstances:

- (a) The Municipality neglects or fails to comply with any provision of this Agreement in accordance with its terms or within the time specified for performance herein, and Municipality fails to cure any such failure within thirty (30) calendar days after receipt of notice specifying such failure. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to the Municipality for any costs incurred or burdens assumed upon or subsequent to, and associated with, such termination.
- (b) The applicable Federal funding source fails to appropriate or otherwise make available funds for the Agreement. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to Municipality for any costs.

In the event that MassDOT terminates this MOA subsequent to the delivery of an Assembly to Municipality but prior to its installation, Municipality shall, at its expense, return the Assembly to the applicable MassDOT District Office.

7. **Compliance with Laws.** Municipality, in meeting its obligations hereunder, shall comply with all applicable federal, state, county, municipal and other governmental statutes, laws, rules, orders, regulations and ordinances. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.
8. **Indemnification.** To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every

name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 8 shall survive the expiration or earlier termination of this Agreement.

9. **Notices.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt. Such notices shall be addressed as follows:

If to MassDOT: Massachusetts Department of Transportation
 Highway Division of Traffic & Safety Engineering
 10 Park Plaza, Suite 7520
 Boston, MA 02116
 Attention: Neil E. Boudreau

If to Municipality: Holyoke Department of Public Works
 63 Canal Street
 Holyoke, MA 01040
 Attention: Matthew Sokop

or to such other address as either Party may from time to time specify in writing to the other Party. Any notice shall be effective only upon delivery.

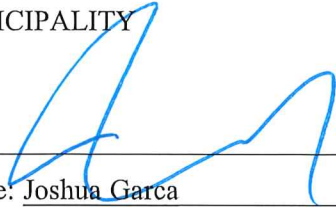
10. **Authority.** The individuals executing this MOA represent that they are empowered and duly authorized to so execute this MOA on behalf of the Parties they represent.
11. **Miscellaneous.** This MOA represents the entire agreement between the Parties with respect to the subject matter hereof, superseding any prior oral or written agreements or understandings regarding the same, and any modification amendment or change to the terms and conditions hereof shall be binding only when expressed in writing and signed by both Parties hereto. This MOA may be signed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. This MOA shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts, without regard to its choice of law rules. If any provision or condition of this MOA shall be deemed invalid or unenforceable, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT
OF TRANSPORTATION

By: Patricia A. Leavenworth
Name: Patricia A. Leavenworth
Title: District 2 Highway Director
Date: 08/14/2025

MUNICIPALITY

By: 
Name: Joshua Garca
Title: Mayor
Date: 7/31/2025

Municipality: Holyoke, MA

Please check the locations in which the City would like to receive the RRFB	Location	RRFB Feasible?	MassDOT Provided Item	Notes on MassDOT Item	City MUST complete prior to RRFB installation	Potential Upgrades*
	Northampton Street (Route 5) at Myrtle Avenue	Yes	825.21	RRFB at crosswalk with MUTCD S1-1/W16-7P sign assemblies	Construct an ADA/AAB compliant curb ramp on the eastern side of the crosswalk and	N/A
					Restripe the existing crosswalk with high-visibility pavement markings, such that the entrance of the apex curb ramp on the eastern side of the crosswalk is fully contained within the crosswalk with the appropriate clear area as defined in PROWAG R304.2.4	
					Trim existing vegetation to reduce possible solar obstructions and to improve sight lines.	
	Northampton Street (Route 5) at Washington Avenue	Yes	825.21	RRFB at crosswalk with MUTCD S1-1/W16-7P sign assemblies	Trim existing vegetation to reduce possible solar obstructions and to improve sight lines.	N/A

*Note: The potential upgrades are not included under this program, and must be purchased and installed by the municipality.

MEMORANDUM

TO: Victoria Houle, Interim City Engineer

FROM: Phil Viveiros, P.E., PTOE, RSP2I, Senior Project Manager

DATE: June 6, 2025

RE: MassDOT VRU Rectangular Rapid Flashing Beacon (RRFB) Assessment, Holyoke, MA

Table 1 of the Federal Highway Administration (FHWA) publication *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations* was consulted to assess appropriate pedestrian facility enhancements. This document is intended to provide justification for Rectangular Rapid Flashing Beacon (RRFB) installation based on the operating (85th percentile) speed, number of lanes and annual average daily traffic (AADT). Engineering judgment was also used to assess the locations for a potential RRFB based on the data received from the municipality and where the data falls under FHWA's Table 1.

The City of Holyoke originally submitted a request for six locations for potential RRFB installation. Of these six locations, traffic data was only provided for two locations. The following locations have not been reviewed as part of this project (but may be considered if there is a Phase II and count/speed data are provided):

- Whiting Farms Road at Farnum Drive
- Whiting Farms Road at Tokeneke Road
- Homestead Avenue at Sterling Road
- Homestead Avenue at Charles Hill Road

[Northampton Street \(Route 5\) at Myrtle Avenue \(42.193747, -72.629868\)](#)



*Figure 1 – Northampton Street (Route 5) southbound approach to Myrtle Avenue
(source Google Maps, dated August 2022)*

Findings based on high-level desktop review:

- Northampton Street (Route 5) extends through a residential neighborhood and Joseph Metcalf Middle School and provides one lane in each direction with a southbound left turn lane.

- Cement concrete sidewalks are provided on both sides of Northampton Street (Route 5).
- A curb ramp (with detectable warning panel) is provided on the western side of the crosswalk and appears to be compliant with guidelines of the Americans with Disabilities Act (ADA) and the Architectural Access Board (AAB). An apex ramp (one ramp that serves two directions of pedestrian travel) without detectable panel is provided on the eastern side of the crosswalk.
- Roadway lighting is provided on the eastern side of Northampton Street (Route 5), approximately 40 feet south of the crosswalk.
- Pedestrian related signage: "School" with diagonal arrow (MUTCD S1-1/W16-7P) sign assemblies at the crosswalk in both directions.
- The location is within 250 feet of an existing traffic signal at the intersection with Hitchcock Street.
- While there does not appear to be an established school zone (as there are no speed limits pertaining to schools along this roadway), the crosswalk is in front of Joseph Metcalf Middle School.
- Data received from City:
 - Location of data: Northampton Street between Washington Avenue and Myrtle Avenue
 - Date of data collection: November 5, 2024
 - AADT: 5,373 vehicles per day (vpd) (northbound), 4,694 vpd (southbound).
 - Posted speed: 35 miles per hour (mph)
 - 85th percentile speed: 27 mph (northbound), 30 mph (southbound).
- Stopping sight distance appears to be greater than 600 feet in both directions, which exceeds AASHTO requirements of 285 feet for a posted speed of 35 mph.
- Based on a posted speed of 35 mph along Northampton Street (Route 5), a vehicle AADT between 9,000-15,000 vpd and a three-lane cross section (without a raised median), **an RRFB is a viable treatment option at the marked crosswalk**, per FHWA Table 1 criteria. Note this RRFB will be approximately 325 feet north of the RRFB proposed at Northampton Street (Route 5) at Washington Avenue (discussed below).
- An RRFB (2-post assembly) should be installed that includes "School" with diagonal arrow (MUTCD S1-1/W16-7P) sign assembly at the crosswalk in both directions, due to its proximity to the school.
 - RRFB's should be placed in front of utility poles or other obstructions for visibility.
- Prior to the installation of RRFB's, the city must:
 - Construct an ADA/AAB compliant curb ramp on the eastern side of the crosswalk.
 - Restripe the existing crosswalk with high-visibility pavement markings, such that the entrance of the apex curb ramp on the eastern side of the crosswalk is fully contained within the crosswalk with the appropriate clear area as defined in PROWAG R304.2.4 <https://www.access-board.gov/prowag/technical.html#r30424-clear-area>.
 - Trim existing vegetation to reduce possible solar obstructions and to improve sight lines.

Northampton Street (Route 5) at Washington Avenue (42.192847, -72.629787)



Figure 2 – Northampton Street (Route 5) northbound approach to Washington Avenue
(source Google Maps, dated August 2022)

Findings based on high-level desktop review:

- Northampton Street (Route 5) extends through a residential neighborhood and Joseph Metcalf School and provides one travel lane in each direction, along with a left-turn lane in the southbound direction.
- Cement concrete sidewalks are provided on both sides of Northampton Street.
- Curb ramps (with detectable warning panels) are provided on both sides of the crosswalk and appear to be compliant with ADA/AAB guidelines. Note an apex ramp is provided on the eastern side of the crosswalk.
- Roadway lighting is provided on the eastern side of Northampton Street (Route 5) at the crosswalk.
- Pedestrian related signage: "Pedestrian" with diagonal arrow (MUTCD W11-2/W16-7P) sign assembly at the crosswalk in both directions.
- The location is within 275 feet of an existing traffic signal at the intersection with Laurel Street.
- While there does not appear to be an established school zone (as there are no speed limits pertaining to schools along this roadway), the crosswalk is adjacent to Joseph Metcalf Middle School.
- Data received from City:
 - Location of data: Northampton Street between Washington Avenue and Myrtle Avenue
 - Date of data collection: November 5, 2024
 - Average daily traffic: 5,373 vpd (northbound), 4,694 vpd (southbound).
 - Posted Speed: 35 mph
 - 85th percentile speed: 27 mph (northbound), 30 mph (southbound).
- Stopping sight distance appears to be greater than 600 feet in both directions, which exceeds AASHTO requirements of 285 feet for a posted speed of 35 mph.
- Based on a speed of 35 mph (posted) along Northampton Street (Route 5), a vehicle AADT between 9,000-15,000 vpd and a three-lane cross section (without a raised median), **an RRFB is a viable treatment option at the marked crosswalk**, per FHWA Table 1 criteria. Note this RRFB will be approximately 325 feet south of the RRFB proposed at Northampton Street (Route 5) at Myrtle Avenue (discussed above).
- An RRFB (2-post assembly) should be installed that includes "School" with diagonal arrow (MUTCD S1-1/W16-7P) sign assemblies at the crosswalk in both directions, due to its proximity to the school.
 - RRFB's should be placed in front of utility poles or other obstructions for visibility.

- Prior to the installation of RRFB's, the city must trim existing vegetation to reduce possible solar obstructions and to improve sight lines.

MAJOR ITEMS REQUIRED (TOTAL FOR ALL LOCATIONS)

Pay Item	Description	Quantity
825.21	RRFB (2-Post Assembly System)	2 EA

Municipality: Holyoke, MA

Please check the locations in which the City would like to receive the RRFB	Location	RRFB Feasible?	MassDOT Provided Item	Notes on MassDOT Item	City MUST complete prior to RRFB installation	Potential Upgrades*
	Northampton Street (Route 5) at Myrtle Avenue	Yes	825.21	RRFB at crosswalk with MUTCD S1-1/W16-7P sign assemblies	Construct an ADA/AAB compliant curb ramp on the eastern side of the crosswalk and Restripe the existing crosswalk with high-visibility pavement markings, such that the entrance of the apex curb ramp on the eastern side of the crosswalk is fully contained within the crosswalk with the appropriate clear area as defined in PROWAG R304.2.4 Trim existing vegetation to reduce possible solar obstructions and to improve sight lines.	N/A
	Northampton Street (Route 5) at Washington Avenue	Yes	825.21	RRFB at crosswalk with MUTCD S1-1/W16-7P sign assemblies	Trim existing vegetation to reduce possible solar obstructions and to improve sight lines.	N/A

**Note: The potential upgrades are not included under this program, and must be purchased and installed by the municipality.*

Table 1 provides initial countermeasure options for various roadway conditions. Each matrix cell indicates possibilities that may be appropriate for designated pedestrian crossings. Not all of the countermeasures listed in the matrix cell should necessarily be installed at a crossing.

For multi-lane roadway crossings with vehicle AADTs exceeding 10,000, a marked crosswalk alone is typically insufficient (Zegeer, 2005). Under such conditions, more substantial crossing improvements (such as the refuge island, PHB, and RRFB) are also needed to prevent an increase in pedestrian crash potential.

Table 1. Application of pedestrian crash countermeasures by roadway feature.

Roadway Configuration	Posted Speed Limit and AADT								
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
2 lanes (1 lane in each direction)	① 2 4 5 6	① 5 6 7 9	① 5 6 ⑦ ⑨	① 4 5 6 7 9	① 5 6 7 9	① 5 6 ⑦ ⑨	① 4 5 6 7 9	① 5 6 7 9	① 5 6 ⑨
3 lanes with raised median (1 lane in each direction)	① 2 3 4 5	① ③ 5 7 9	① ③ 5 ⑦ ⑨	① 3 4 5 7 9	① ③ 5 ⑦ ⑨	① ③ 5 ⑦ ⑨	① ③ 4 5 7 9	① ③ 5 ⑦ ⑨	① ③ 5 ⑨
3 lanes w/o raised median (1 lane in each direction with a two-way left-turn lane)	① 2 3 4 5 6 7 9	① ③ 5 6 7 9	① ③ 5 6 ⑨	① 3 4 5 6 7 9	① ③ 5 6 ⑦ ⑨	① ③ 5 6 ⑨	① ③ 4 5 6 7 9	① ③ 5 6 ⑨	① ③ 5 6 ⑨
4+ lanes with raised median (2 or more lanes in each direction)	① ③ 5 7 8 9	① ③ 5 7 8 9	① ③ 5 8 ⑨	① ③ 5 7 8 9	① ③ 5 ⑦ 8 ⑨	① ③ 5 8 ⑨	① ③ 5 ⑦ 8 ⑨	① ③ 5 8 ⑨	① ③ 5 8 ⑨
4+ lanes w/o raised median (2 or more lanes in each direction)	① ③ 5 6 7 8 9	① ③ 5 ⑥ 7 8 9	① ③ 5 ⑥ 8 ⑨	① ③ 5 ⑥ 7 8 9	① ③ 5 ⑥ ⑦ 8 ⑨	① ③ 5 ⑥ 8 ⑨	① ③ 5 ⑥ ⑦ 8 ⑨	① ③ 5 ⑥ 8 ⑨	① ③ 5 ⑥ 8 ⑨
Given the set of conditions in a cell, # Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location. ● Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location. ○ Signifies that crosswalk visibility enhancements should always occur in conjunction with other identified countermeasures.* The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment.					1 High-visibility crosswalk markings, parking restrictions on crosswalk approach, adequate nighttime lighting levels, and crossing warning signs 2 Raised crosswalk 3 Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line 4 In-Street Pedestrian Crossing sign 5 Curb extension 6 Pedestrian refuge island 7 Rectangular Rapid-Flashing Beacon (RRFB)** 8 Road Diet 9 Pedestrian Hybrid Beacon (PHB)**				

*Refer to Chapter 4, "Using Table 1 and Table 2 to Select Countermeasures," for more information about using multiple countermeasures.

**It should be noted that the PHB and RRFB are not both installed at the same crossing location.

This table was developed using information from: Zegeer, C.V., J.R. Stewart, H.H. Huang, P.A. Lagerwey, J. Feaganes, and B.J. Campbell. (2005). Safety effects of marked versus unmarked crosswalks at uncontrolled locations: Final report and recommended guidelines. FHWA, No. FHWA-HRT-04-100, Washington, D.C.; FHWA. Manual on Uniform Traffic Control Devices, 2009 Edition. (revised 2012). Chapter 4F, Pedestrian Hybrid Beacons. FHWA, Washington, D.C.; FHWA. Crash Modification Factors (CMF) Clearinghouse. <http://www.cmfclearinghouse.org/>; FHWA. Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE). <http://www.pedbikesafe.org/PEDSAFE/>; Zegeer, C., R. Srinivasan, B. Lan, D. Carter, S. Smith, C. Sundstrom, N.J. Thirsk, J. Zegeer, C. Lyon, E. Ferguson, and R. Van Houten. (2017). NCHRP Report 841: Development of Crash Modification Factors for Uncontrolled Pedestrian Crossing Treatments. Transportation Research Board, Washington, D.C.; Thomas, Thirsk, and Zegeer. (2016). NCHRP Synthesis 498: Application of Pedestrian Crossing Treatments for Streets and Highways. Transportation Research Board, Washington, D.C.; and personal interviews with selected pedestrian safety practitioners.

<u>ITEM 825.21</u>	<u>RRFB (2-POST ASSEMBLY SYSTEM) WITH CROSSWALK LIGHTING</u>	<u>EACH</u>
<u>ITEM 825.31</u>	<u>RRFB (3-POST ASSEMBLY SYSTEM) WITH CROSSWALK LIGHTING</u>	<u>EACH</u>

DESCRIPTION

Work under these items consists of furnishing a solar-powered, actuated, Rectangular Rapid Flashing Beacon (RRFB) with actuated Crosswalk Lighting as detailed on the Plans.

MATERIALS

Material Requirements

An RRFB system shall include the following items:

Material	Quantity for Item 825.21	Quantity for Item 825.31
Cement Concrete Foundation	2	3
Signal Post	2	3
Square Pedestal Base	2	3
APS Pushbutton	2	3
Light Bar	4 ¹	4
Enclosure for Controller, Activation Unit, and Battery System	2	3
Solar Panel	2	3
W11-2 Sign ²	4 ¹	4
W16-7PL Sign, 21 in. x 15 in.	2 ¹	2
W16-7PR Sign, 21 in. x 15 in.	2 ¹	2
Crosswalk Light	2	4

¹ Quantity may be reduced by half on one-way streets. See contract documents where this is applicable.

² W11-2 Sign shall be 30 in. x 30 in. except on multi-lane approaches where they shall be 36 in. x 36 in. See contract documents for locations where this is applicable.

Signal posts shall be Schedule 80 aluminum with a brushed or spun finish. The aluminum shall conform to 6063-T6 (ASTM B221, B429 or B241). The interior of Signal Posts shall be coated as specified in Underwriters Laboratories UL-6 for enameled conduit, or aluminum conduit conforming to M5.07.1: Electrical Conduit-Rigid Metallic (Type RM), Paragraph C.

Signal bases shall be square, pedestal style with a natural finish. The aluminum shall conform to 356.0-T6 (ASTM B26, B108). Signal Posts Bases shall be fabricated to accept the threads from the Signal Post and locked into place with set screws.

The APS Pushbuttons shall meet or exceed NEMA TS2 specifications for temperature, humidity, mechanical shock, and vibration and MUTCD standards for functionality and dimensions.

The Light Bar shall consist of two rapidly-flashed rectangular-shaped yellow indications, each with an LED-array based pulsing light source facing one or both directions of traffic. The size of

each RRFB indication shall conform to the Construction Standard Details.

The light intensity of the yellow indications during daytime conditions shall meet the minimum specifications for Class 1 yellow peak luminous intensity in the publication “Directional Flashing Optical Warning Devices for Authorized Emergency, Maintenance, and Service Vehicles J595,” 2005, Society of Automotive Engineers (SAE). A photocell or equivalent device shall be included to reduce the brilliance of the LED beacons during nighttime conditions.

The enclosure for the Controller and Activation Unit shall be NEMA rated for outdoor use and protection against rain and sleet. The Controller and Activation Unit shall be powered by a DC battery/solar array system.

Communications between multiple RRFB units within the same system shall be via a 900MHz or 2.4 GHz frequency hopping spread spectrum with a minimum range of 200 ft. Multiple channels shall be available to prevent cross-communication between multiple systems located close to each other.

The Controller shall be programmable via an on-board user interface or a no-fee wireless (Wi-Fi, Bluetooth®, etc.) connection and application.

All sign designs shall conform to the MUTCD. The pedestrian warning (MUTCD code W11-2) signs and the diagonal downward arrow (W16-7PL and W16-7PR) signs shall be on Type A substrate, conforming to 828.42: Panels of the MassDOT Standard Specifications. The sign sheeting shall be fluorescent yellow-green, conforming to ASTM D4956 Type IX. An R10-25 sign, conforming to the MUTCD, shall be mounted above the APS Pushbutton on a Type A substrate or may be integral to the button assembly.

The crosswalk lights shall be outdoor rated and provide sufficient lumen output to achieve a minimum average of 20 LUX within crosswalk area with a color temperature between 3,000K and 4,000K. The lighting units shall be housed within an enclosure rated to NEMA 4X and/or IP 66.

The solar panel and battery system may be integrated into a single unit or housed separately, per the manufacturer’s design. These may also be co-housed with the Light Bar and/or the Controller and Activation Unit.

The solar panel and battery system shall be sized appropriately to accommodate 300 actuations per day, 365 days a year, for the duration of the repeating flashing sequence, with the crosswalk lights illuminated throughout the entire sequence. The sizing calculations shall be based upon solar and temperature conditions for a typical December-January in Massachusetts. The system shall have a minimum autonomy of 5 days.

Each assembly shall be rated for wind speeds of up to 90 mph.

Any proprietary software required for the programming and/or operation of the system during its lifetime shall be included at no additional cost.

Shop Drawings

Within 30 days from the Notice to Proceed the Contractor shall submit shop drawings for the RRFB system, including cutsheets for all components to show conformance with these specifications. Shop drawings shall include all solar and battery sizing calculations. These calculations shall have Contractor- or manufacturer-supplied, site-specific shading factors applied.

Material Warranties

All RRFB components shall include a minimum 1-year manufacturer's replacement warranty for manufacturing defects starting at the date of acceptance by the municipality. A battery will be considered defective should it not retain 80% of its original capacity within the warranty period.

SYSTEM OPERATION

APS Pushbuttons

APS Pushbuttons shall actuate the RRFB system. Upon actuation, an audible speech message shall be broadcast from each pushbutton in the system that says, "Warning lights are flashing," shall be stated twice. This message shall be repeated upon each actuation. No other messages shall be allowed.

While the system is in dark mode, the APS Pushbuttons shall broadcast a locator tone. The locator tone shall have a duration of 0.15 seconds or less and shall repeat at 1-second intervals at all times that the system is in dark mode. The locator tone shall be set 2 to 5 dBA above ambient sound, shall automatically adjust intensity, but cap at a maximum volume of 100 dBA.

APS Pushbuttons shall have all other vibrotactile and percussive indications disabled.

Light Bar

The Light Bar shall remain dark until actuated.

Upon actuation, all Light Bars in the system shall be activated simultaneously for a predetermined repeating flash sequence. The flashing rate shall be 75 flashing sequences per minute.

The left and right yellow beacons shall operate using the following sequence:

- A. The yellow beacon on the left-hand side shall be illuminated for approximately 50 milliseconds.
- B. Both yellow beacons shall be dark for approximately 50 milliseconds.
- C. The yellow beacon on the right-hand side shall be illuminated for approximately 50 milliseconds.
- D. Both yellow beacons shall be dark for approximately 50 milliseconds.
- E. The yellow beacon on the left-hand side shall be illuminated for approximately 50 milliseconds.
- F. Both yellow beacons shall be dark for approximately 50 milliseconds.
- G. The yellow beacon on the right-hand side shall be illuminated for approximately 50 milliseconds.

- H. Both yellow beacons shall be dark for approximately 50 milliseconds.
- I. Both yellow beacons shall be illuminated for approximately 50 milliseconds.
- J. Both yellow beacons shall be dark for approximately 50 milliseconds.
- K. Both yellow beacons shall be illuminated for approximately 50 milliseconds.
- L. Both yellow beacons shall be dark for approximately 250 milliseconds.

The flash rate of each individual RRFB indication, as applied over the full flashing sequence, shall not be more than 5 flashes per second, to avoid frequencies that might cause seizures.

The sequence shall then be repeated until the duration time has been met and then all yellow beacons shall return to dark mode simultaneously. The duration time shall be per the Plans.

The predetermined repeating flash sequence shall be immediately initiated every time a pushbutton detector is actuated. If the RRFBs are already flashing and an actuation is received, it shall restart the duration time. There shall be no delay time programmed between actuations.

Crosswalk Lighting

The Crosswalk Lighting shall activate simultaneously with the yellow beacons and remain steadily illuminated throughout the full flashing duration. Once the flashing sequence reaches the end of its duration and the yellow beacons return to dark mode, the Crosswalk Lighting shall go dark.

COMPENSATION

Method of Measurement

Payment for RRFB (2-Post Assembly System) with Crosswalk Light will be measured as a single system furnished.

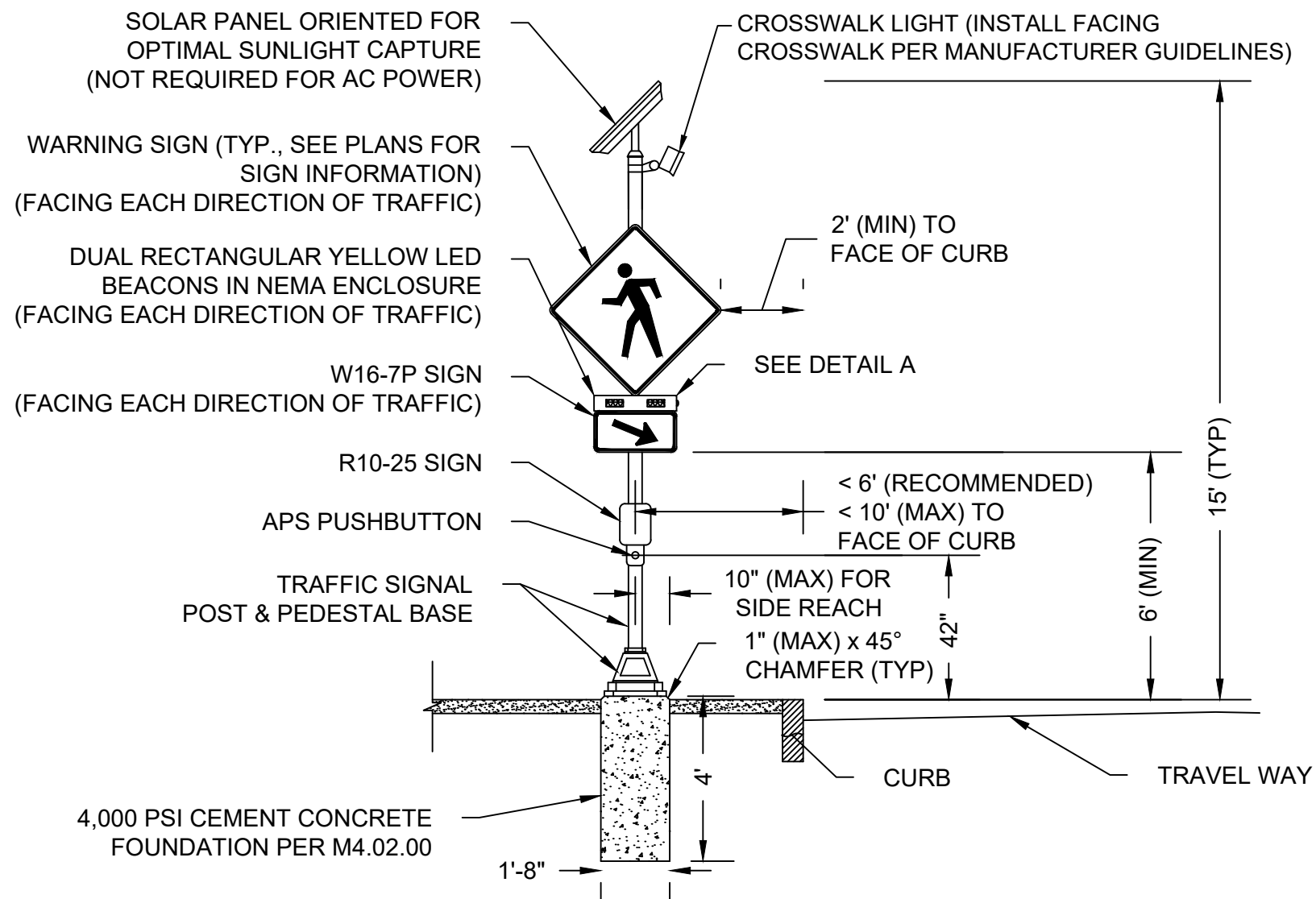
Payment for RRFB (3-Post Assembly System) with Crosswalk Light will be measured as a single system furnished.

Basis of Payment

The work will be paid for at the contract price each. Any additional wiring, mounting equipment, or other materials or labor required to for an operating system per the Plans shall be considered as incidental to the construction and be included in the contract price.

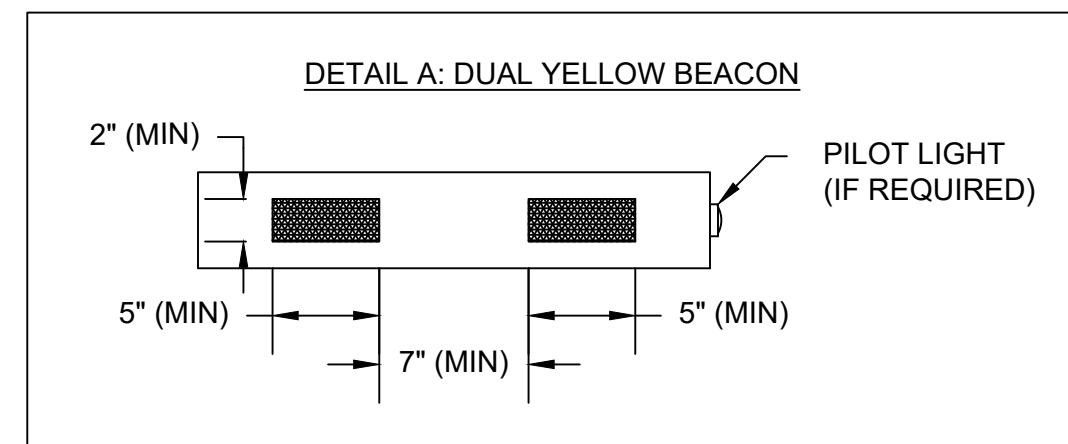
Payment Items

825.21	RRFB (2-Post Assembly System) with Crosswalk Light	Each
825.31	RRFB (3-Post Assembly System) with Crosswalk Light	Each



NOTES:

1. CROSSWALK AND ADA/AAB-COMPLIANT RAMPS NOT SHOWN. SEE PLANS FOR LOCATIONS.
2. APS PUSHBUTTONS SHALL BE POSITIONED TO MEET ALL ADA/AAB REQUIREMENTS.





City of Holyoke,
Massachusetts

Birthplace of Volleyball

Tanya Wdowiak <wdowiakt@holyoke.org>

Dam and Seawall Grant - Pump Stations 5-7 - Signature and Council

Miira Gates <gatesm@holyoke.org>

Mon, Oct 6, 2025 at 8:29 AM

To: Joshua Garcia <garclaj@holyoke.org>, Tanya Wdowiak <wdowiakt@holyoke.org>, Matthew Sokop <sokopm@holyoke.org>, Victoria Houle <houlev@holyoke.org>

Good morning Mayor Garcia and Tanya,

Please find attached the contract for the awarded grant for the Dam and Seawall Program: Design and Permits Grants through the EEA. The project description is as follows:

The grant funds will support repair of Levee Pump Stations 5, 6, and 7, resolving deficiencies to protect public health and/or safety. The Project will support design development, permit submissions, and final plans, specifications, and an opinion of probable cost to implement the pump station improvements and electrical upgrades, including replacement of obsolete electrical systems, upgrading interior and exterior lighting, modernizing actuators, replacing block-glass windows, repairing spalling concrete, repointing brickwork, and replacing the roof to address safety hazards and structural deficiencies.

The total award amount is \$250,000 and there is a 10% cash match requirement equal to \$25,000. This year's round of funding did not allow for in-kind match. EEA will reimburse for 90% of each invoice. Are there any steps we need to take to identify the source of the match funding? Matt Sokop will be the primary contact for this grant and I will be responsible for reporting and reimbursement requests.

It is critical that we move the contract forward for signature and add this to the upcoming council agenda.

Thank you,
Miira

--

Miira Gates (she/her)
Stormwater Coordinator and Grantwriter
City of Holyoke
63 N Canal St
Holyoke, MA 01040
C: (413) 588-6897



Contract PKG 2 - No Logo.pdf
3118K

GRANT CONTRACT AGREEMENT

Dam and Seawall Program: Design & Permit Grants

(DSD26)

FY: 2026

Prepared for

Miira Gates

Prepared by

Nicholas

nicholas.bulens2@mass.gov

9/29/2025

COMMONWEALTH OF MASSACHUSETTS | STANDARD CONTRACT FORM



This form is jointly issued and published by the Office of the Comptroller, the Executive Office of Administration and Finance, and the Operational Services Division as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the Standard Contract Form Instructions and Contractor Certifications, the Commonwealth Terms and Conditions, the Commonwealth Terms and Conditions for Human and Social Services, or the Commonwealth IT Terms and Conditions which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access forms at macomptroller.org/forms or mass.gov/lists/osd-forms.

CONTRACTOR INFORMATION		COMMONWEALTH INFORMATION	
Contractor Legal Name City of Holyoke d/b/a		Department Executive Office of Energy and Environmental Affairs MMARS Code ENV	
Legal Address As entered on Form W-9 or Form W-4 536 Dwight Street Holyoke MA 01040		Contract Manager Name Nicholas Bulens Business Mailing Address 100 Cambridge Street, 10th Floor Boston MA 02114	
Contract Manager Name Nicholas Bulens		Billing Address If Different 100 Cambridge Street, 10th Floor Boston MA 02114	
Phone (413) 322-5645	Fax	Phone (857) 262-1372	Fax (617) 626-1181
Email gatesm@holyoke.org		Email nicholas.bulens2@mass.gov	
Vendor Code vc VC6000192102		MMARS Doc ID(s)	
Vendor Code Address ID e.g. "AD001". AD		RFR/Procurement or Other ID Number BD-25-1042-ENV-ENV01-113925	
Note: The Address ID must be set up for Electronic Funds Transfer (EFT) payments.			
☒ NEW CONTRACT		☐ CONTRACT AMENDMENT	
Procurement or Exception Type (Check one option only) ☐ Statewide Contract (OSD or an OSD-designated department.) ☐ Collective Purchase (Attach OSD approval, scope, and budget.) ☒ Department Procurement - Includes all Grants 815 CMR 2.00. (Attach Solicitation Notice or RFR, and Response or other procurement supporting documentation.) ☐ Emergency Contract (Attach justification for emergency, scope, and budget.) ☐ Contract Employee (Attach Employee Status Form, scope, and budget.) ☐ Interim Contract with new Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope, and budget.)		Current Contract End Date PRIOR to Amendment Amendment Amount Or Enter "No Change" Amendment Type Check one option only. Attach details of amendment changes. ☐ Amendment to Date, Scope, or Budget (Attach updated scope and budget.) ☐ Interim Contract with Current Contractor (Attach justification for Interim Contract and updated scope/budget.) ☐ Contract Employee (Attach any updates to scope or budget.) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope/budget.)	
TERMS AND CONDITIONS			
The Standard Contract Form Instructions and Contractor Certifications and the following document are incorporated by reference into this Contract and are legally binding. Check ONE option:			
☒ <u>Commonwealth Terms and Conditions</u> ☐ <u>Commonwealth Terms and Conditions for Human and Social Services</u> ☐ <u>Commonwealth IT Terms and Conditions</u>			
COMPENSATION			
Check ONE option.			
The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00.			
☐ Rate Contract (No Maximum Obligation). (Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.)			
☒ Maximum Obligation Contract. Total maximum obligation for total duration of this contract (or new total if contract is being amended): \$250000			

MMARS Doc ID(s)

PROMPT PAYMENT DISCOUNTS (PPD)

Commonwealth payments are issued through Electronic Funds Transfer (EFT) 45 days from invoice receipt. See [Prompt Pay Discounts Policy](#).

Contractors requesting accelerated payments must identify a PPD as follows:

Payment issued within:	10 days	% PPD.
	15 days	% PPD.
	20 days	% PPD.
	30 days	% PPD.

If PPD percentages are left blank, identify reason:

☐ Statutory/legal ☐ Ready Payments (M.G.L. c. 29, § 23A) ☒ Agree to standard 45-day cycle ☐ Only initial payment

BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT

Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.

The purpose of the Contract is to identify the roles, responsibilities, and obligations of the Contractor and Department as they relate to the implementation of a grant awarded to the Contractor from the Dam and Seawall Repair or Removal Program, as described in the Attachments.

SUPPLIER DIVERSITY PROGRAM (SDP) PLAN

Does the Supplier Diversity Program apply?

- ☐ YES If YES, the Contractor's annual SDP commitment for this Contract is
- ☒ NO If NO, and the department is an Executive Department, enter the appropriate exemption:

ANTICIPATED START DATE (Complete ONE option only.)

The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations:

- ☒ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date.
- ☐ 2. may be incurred as of _____, 20____, a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date.
- ☐ 3. were incurred as of _____, 20____, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.

CONTRACT END DATE

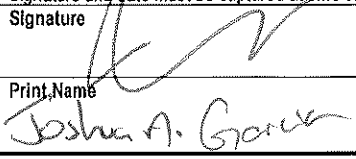
Contract performance shall terminate as of Jun, 30, 2027, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.

CERTIFICATIONS

Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable), and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07, incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.

AUTHORIZING SIGNATURE FOR THE CONTRACTOR

Signature and date must be captured at time of signature.

Signature	Date
	10/17/2025
Print Name	Print Title
Joshua A. Garcia	Mayor

AUTHORIZING SIGNATURE FOR THE DEPARTMENT

Signature and date must be captured at time of signature.

Signature	Date
Print Name	Print Title

ATTACHMENT B – BUDGET AND APPROVED EXPENDITURES

(The Department and Contractor may complete this format or attach an approved alternative Budget format or invoice.)

Items identified below which are not part of the Contract should be left blank.

Attach as many additional copies of this format as necessary, Maximum obligation should appear as last entry.

Contract Expenditures	Unit Rate (per unit, hour, day)	Number of Units	Other Fees or Charges (specify)	TOTAL
State FY2026				\$105,000.
State FY2027				\$145,000.

Maximum Obligation	\$250,000.
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Attachment B is subject to any restrictions or additional provisions outlined in Attachment A

AWARD PAYMENT SCHEDULE

Funds	Payment Method	Time of Payment	Funds Paid To:
Grant \$250,000.00	Reimbursement	Upon receipt of invoice(s) by the Contractor, with documentation of all approved expenditures attached. Funds may be withheld if periodic progress reports are not up to date.	<u>City of Holyoke</u>

###

CONTRACT ATTACHMENT A – SCOPE OF SERVICES

INSTRUCTIONS: In order to ensure that the Department and the Contractor have a clear understanding of their respective responsibilities and performance expectations, the following Attachment shall contain a specific detailed description of all obligations, responsibilities, and additional terms and conditions between the Contractor and the Department which do not modify the Contract boilerplate language. ATTACH AS MANY ADDITIONAL PAGES AS NECESSARY.

A Grant Agreement (“Agreement”) is made by and between the Executive Office of Energy and Environmental Affairs (“EEA”), and the City of Holyoke (“the Contractor”), jointly referred to as “The Parties”, based on the application submitted by the Contractor in response to RFR No. ENV 26 DS 01 (“the RFR”) and dated April 25, 2025 (“the Application Date”).

The following documents, collectively, are referred to as the “Contract”:

- Commonwealth of Massachusetts – Standard Contract Form;
- Commonwealth of Massachusetts – Contractor Authorized Signatory Forms;
- Attachment A, Scope of Services (this document);
- Attachment B, Budget and Approved Expenditures; and
- Attachment C, Site Plan
- Attachment D, Project Cost

The purpose of the Contract is to identify the roles, responsibilities, and obligations of each Party as they relate to the implementation of a grant awarded from the Dam and Seawall Repair or Removal Program (Program) to provide assistance to the Contractor for the financing of costs incurred in the design and permitting of the repair of Levee Pump Stations 5, 6, and 7 (“the Structures”), in keeping with M.G.L. c. 29, §21III and the regulations issued under 301 CMR 15.

A. Structure(s)

The Structures are identified as follows in the United States Army Corp of Engineers (USACE) National Levees Database, accessed September 27, 2025:

- Structure Type: Pump Stations
- AKA Structure Name:
 - Pump Station 5 (ID# 4314370002)
 - Pump Station 6 (ID# 4314370001)
 - Pump Station 7 (ID# 4314370003)
- Levee System Name: Connecticut River Right Basin (RB) - Springdale Village
- Levee System ID: 4305000014

- Levee System Location: Holyoke, MA
- Flood Source: Connecticut River
- Risk Rating: High

B. Project Scope

“The Project” entails the design and permitting of the repair of the Structures. The Project’s scope consists of the following tasks:

Task 1 - Preliminary Design

- Kickoff Meeting and Site Visit
- Base Plan Development
- Actuator Replacement Options Research
- Preliminary Electrical one line and site plans
- Preliminary Mechanical Layout/Site Plans (Actuators)
- Preliminary Structural Assessment
- Preliminary Structural Layout/Site Plans
- Preliminary OPCC
- Preliminary Design Meeting
- HBMA Pre Demo Survey
- MHC Project Notification Form (PNF)
- NOI (MAWPA-MESA)

Task 2 - Final Design

- Utility Coordination
- Electrical Calcs/Load Analysis
- Dual Service Coordination/Design (3 Stations)
- Final Site Plans
- Power and I&C Plan
- One Line/Power Distribution/Generator
- Lighting
- Details and Diagrams
- Motor Replacement/VFD Coordination
- Actuator Replacement Drawings/Specs
- Final Structural Drawings/Details
- Electrical Div 16 Specs
- Controls Design (no Programming)
- Specification Integration/Tech Specs
- Structural Specs

- OPCC Finalization
- QA/QC
- 90% Design Review meeting
- 100% Final Design/Project Manual

Task 3 - USACE 408 Coordination

- Permit Coordination

Tasks are further described in Attachment D.

C. Project Site

The Project Site is illustrated in Attachment C.

D. Project Schedule

Milestone	Estimated Completion MM-YYYY
Award Contract to Consultant	11-2025
Project Kick-off Meeting	12-2025
Asbestos/Hazardous Materials Survey	01-2026
Submit Project Notification Form to MHC	01-2026
Complete Preliminary Design	04-2026
City Review of Preliminary Design	05-2026
Submit Notice of Intent for Wetlands Permitting	06-2026
Complete Wetlands Permitting	07-2026
Complete 90% Design Documents	08-2026
Complete USACE Coordination	09-2026
Complete 100% Final Design Documents	11-2026

E. Project Cost

The Project Cost is detailed in Attachment D.

F. Project Background and Objectives

The Contractor has represented to EEA that grant funds will support repair the Levee Pump Stations 5, 6, and 7, resolving deficiencies to protect public health and/or safety.

The three pump stations are part of the Connecticut River Right Basin Springdale Village Levee System. The levee system is extremely complex and includes approximately 11,050 feet of concrete floodwall, 3,700 feet of earth embankment, three pumping stations, and 12 stoplog closure structures. The levee system was constructed in a highly industrialized area and five large tailrace structures, numerous conduits, and other utilities pass beneath the levee system. Many of the tailraces and conduits were constructed to support manufacturing facilities that no longer exist, so many of the tailraces and conduits are no longer in use. The City of Holyoke operates and maintains the system.

The Structures were constructed in the early 1940s and have not been upgraded since and contain original electrical and pumping equipment that is obsolete, unreliable, and poses safety risks to personnel. Additionally, the pump stations suffer from structural and mechanical deficiencies, including deteriorating roofs, spalling concrete, failing windows, outdated actuators, and poor site lighting.

USACE last rated the levee system as “High” risk. In 2013, USACE observed that a breach in the system could result in inundation depths of over 22 feet and could result in over \$140 million in damage and loss of life.

The USACE National Levees Database reports the following behind the levee:

- 280 buildings
- 1,219 people
- \$310 million in property value
- Four critical structures
 - Hydroelectrical power generation – 1
 - Schools – 1
 - Wastewater treatment plants – 2

The Project will support design development, permit submissions, and final plans, specifications, and an opinion of probable cost to implement the pump station improvements and electronical upgrades, including replacement of obsolete electrical systems, upgrading interior and exterior lighting, modernizing actuators, replacing block-glass windows, repairing spalling concrete, repointing brickwork, and replacing the roof to address safety hazards and structural deficiencies.

The Project’s background is further described in the application submitted by the Contractor in response to the RFR.

G. Use and Disbursement of Funds

EEA shall disburse grant funds to the Contractor to reimburse the Contractor for eligible expenses incurred in connection with the Project Scope, in an aggregate amount not to exceed the maximum obligation of the Contract. EEA shall reimburse the Contractor for ninety percent (90%) of invoices for material, equipment, labor, and/or services completed, as approved by this Contract. EEA may disallow ineligible expenses and/or otherwise withhold approval of reimbursement requests due to insufficient and/or incorrect information.

H. Other Requirements

This Agreement shall in no way relieve the Contractor from the full force and application of any laws, rules, regulations and orders or requirements. In addition to any other requirements of the Contract, the Contractor, by accepting any or all of such grant funds, shall:

1. Timely commence the Project, and diligently pursue the Project to completion, in accordance with Estimated Project Schedule in this attachment and the Budget and Expenditures identified in Attachment B.
2. Ensure compliance, including but not limited to the RFR and any and all applicable local, state and federal rules, regulations and laws.
3. Submit regular and complete reimbursement requests on a form provided by EEA that includes supporting invoices and documentation. **All final reimbursement requests in a particular fiscal year (ending on June 30) must be submitted to EEA as soon after the close of the fiscal year as possible, but not later than July 31.** It is the responsibility of the Contractor to meet deadlines and ensure that all applicable reimbursement requests are submitted in the corresponding fiscal year. EEA will not accept or be obliged to consider requests seeking reimbursement for expenses from any previously closed fiscal year.
4. Submit timely and complete quarterly reports on a form provided by EEA that includes progress and financials in connection with the Project Scope, Project Schedule, and Project Budget. **Reports shall be provided to EEA every three months, on the first day of every September, December, March, and June, until the Project is completed.**

5. Submit a final report on a form provided by EEA that includes copies of any reports, permits, drawings, specifications, bid documents, as-built plans and/or other work products derived from the Project, as well as documentation of any non-state funding sources used by the Contractor to implement the Project, include payments to vendors.
6. Cooperate fully and promptly with any other request for information that EEA may make.
7. Invite the Administrator of the Program to participate in any site visits and inspections conducted by an entity responsible for the issuance of a permit under which the Project will be conducted.
8. Include the Administrator of the Program in the distribution of any meeting minutes developed by and/or for the Contractor for meetings between the Contractor and its vendors on the progress of design and permitting services.
9. Include the EEA logo and an acknowledgement of grant support from EEA and/or the Program on any signage erected in connection with the Project and all materials derived from this Contract and distributed to the public, whether funded wholly or in part by the Contract, and whether printed or distributed in digital form. The Contractor shall contact the Administrator of the Program for message suggestions, to review draft signage and materials, and/or to request digital copies of the EEA logo.

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CONTRACT ATTACHMENT C – SITE PLAN

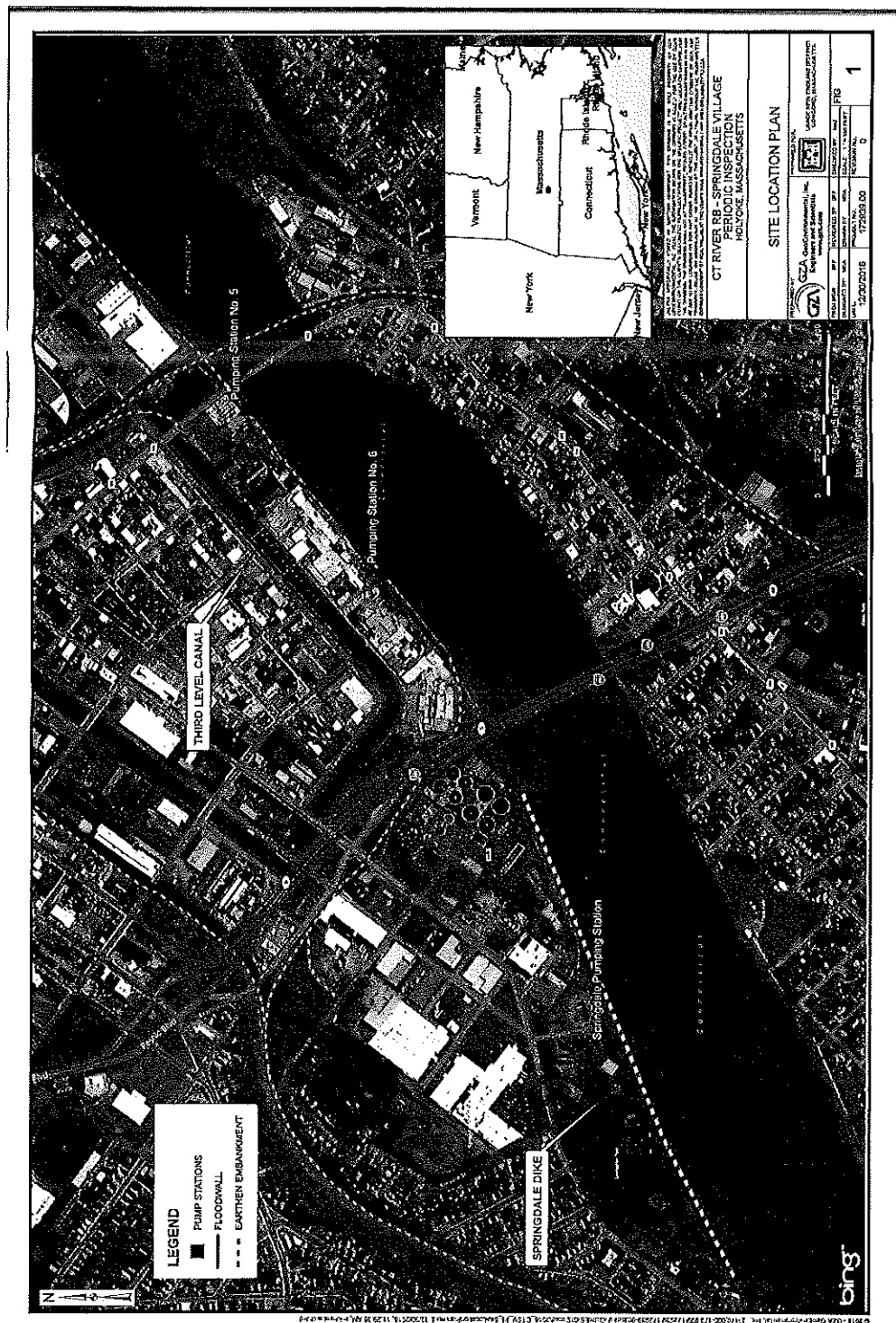
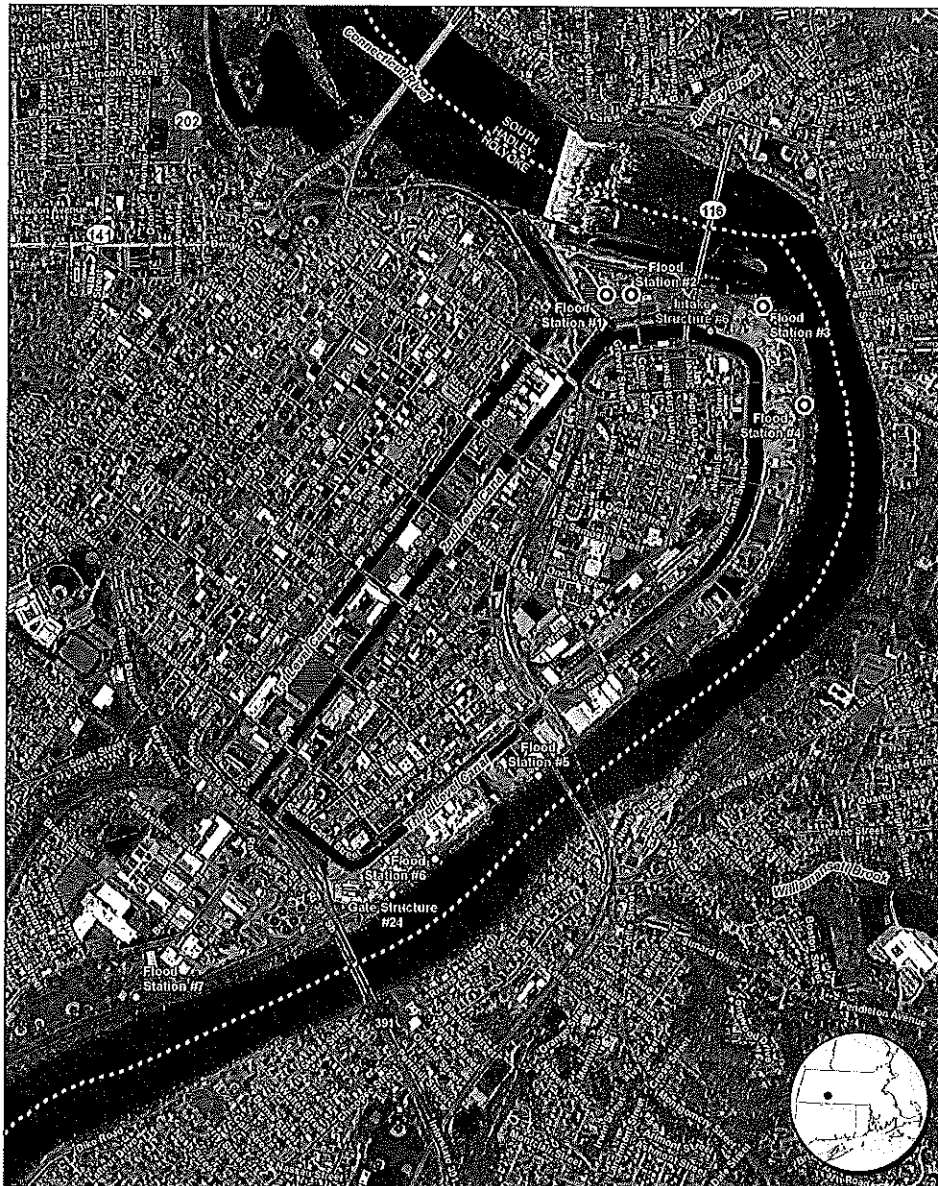


FIGURE 1
AERIAL
 March 2025

Flood Control Infrastructure
 Holyoke Flats
 Holyoke, Massachusetts



- Pump Station *Pump Station of Interest highlighted
- Tailrace Gate Structure
- Tailrace Intake
- Tailrace Structure
- - - - Municipal Boundary

Tighe&Bond

Established on March 10, 1977 (Reg. 2224)

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1:12,000
 0 500 1,000
 Feet

CONTRACT ATTACHMENT D – PROJECT COST

Tightwad

Flood Station #5-7 Improvements and Electrical Upgrades														Total	
Description	Senior PM/PO	Senior Engineer	Project Coordinator	Staff	Senior Elec Engineer	Senior Permitting	Senior L&VE	Senior Staff Engineer	Senior Staff Engineer	Senior Staff Engineer	Senior Staff Engineer	Senior Staff Engineer	Senior Staff Engineer	Man-hours	Reimbursable Labor Effort
Task 1 - Preliminary Design	4	4	4	4	4	4	4	4	4	4	4	4	4	36	\$ 720
Site Plan Development	2	2	2	2	2	2	2	2	2	2	2	2	2	20	\$ 400
As-built Replacement Options Research	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary Electrical One Line and Wye Plans	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary Mechanical Layout/3D0 Plans (Actuators)	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary Structural Assessment	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary Structural Layout/3D0 Plans	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary OPCC	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Preliminary Design Meeting	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
As-built Demo Survey	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
WPC Project Notification Form (PNF)	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
NOT TO SCALE - MEXA	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Subtotal	36	36	36	36	36	36	36	36	36	36	36	36	36	288	\$ 5,760
Task 2 - Final Design	4	4	4	4	4	4	4	4	4	4	4	4	4	36	\$ 720
Utility Coordination	2	2	2	2	2	2	2	2	2	2	2	2	2	20	\$ 400
Electrical One/Line Analysis	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Dual Service Coordination/Design (3 Stations)	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Final Site Plans	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Power and 18.2 Plan	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Overhead/Power Distribution/Generator	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Lighting	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Details and Diagrams	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Motor Replacement/NFD Coordination	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Motor Replacement Drawings/Specs	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Final Structural Drawings/Details	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Electrical 3D0 Specs	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Control Design (the Programming)	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Specification Integration/3D0 Specs	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Structural Specs	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
OPCC Finalization	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
QA/QC	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
90% Design Review Meeting	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Final Design/Project Manual	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Subtotal	27	27	27	27	27	27	27	27	27	27	27	27	27	216	\$ 4,320
Task 3 - USACE 408 Coordination	4	4	4	4	4	4	4	4	4	4	4	4	4	36	\$ 720
Permit Coordination	4	4	4	4	4	4	4	4	4	4	4	4	4	28	\$ 560
Subtotal	4	4	4	4	4	4	4	4	4	4	4	4	4	36	\$ 720
Grand Total	71	71	71	71	71	71	71	71	71	71	71	71	71	540	\$ 10,800

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City of Holyoke Request for Appropriation Transfer Within a Classification

Dept. Name HR - WORKERS COMP

10/10/2025

I hereby respectfully request that the following amounts be transferred within one of the following indicated (X) appropriation classifications within my department and as further detailed below:

Personal Services X

Expenditures X

Capital Outlay

Account No.		Account Name	\$ Amount	
Organization	Object		From	To
19121	51996	WORKERS COMP BENEFIT /WAGE	\$ 25,000.00	
		DAM AND SEAWALL GRANT		\$ 25,000.00

Reason for request:

GRANT MATCH

Kelly A. Coddan
 Head of Department
 10/14/25

[Signature]
 Mayor