

Approved

MINUTES OF SPECIAL MEETING

Pawtucket Redevelopment Agency

175 Main Street, Pawtucket, RI 02860

November 29, 2011 @ 12:15 p.m.

1. ROLL CALL:

Vice Chairman Roger Lemoie, called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present:, Larry Monastesse, Francis Crawley and John Baxter.

Also present were: Barney S. Heath, Assistant Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Susan Rivet, Nancy Whit, P.C.D.C., George Charette, President, Barbara Sokoloff, Consultant and Ashley Preston, Durkee Brown

2. PUBLIC INPUT: None

3. MINUTES OF PREVIOUS MEETING:

Upon a motion by Mr. Baxter, seconded by Mr. Crawley, the minutes from October 25, 2011 PRA meeting were amended and unanimously approved.

4. BILLS:

Upon a motion by Mr. Baxter, seconded by Mr. Mr. Monastesse and unanimously approved, bills totaling \$48,278.96 were approved for payment.

5. REPORTS:

(A) Residential Rehabilitation Loan Program:

Mr. Heath reported that he will be looking into a possible Request for Proposal approach to administering the program.

(B) Loan Delinquencies:

Mr. Heath reported that Toyin Wilcox has not made a payment as she promised and advised Attorney Horan to send out a notice to her. Attorney Horan reported that he sent a letter to Angela Bowman and has not heard back from her as of today. Attorney Horan also reported that as of Maria Felix, he needs to schedule another formal cause date with the courts. Attorney Horan reported he will check on the status of Louis Etheridge.

6. RETURNING BUSINESS:

(A) Chester Building:

(1) Financial Statements:

Mr. Lavallee presented the October 2011 financial statements.

(2) Chester Building Update:

a. Signage Program Proposal:

Mr. Heath stated that Mr. Willett met with the contractor and consultant this morning and should have a cost on this project at the next agency meeting.

b. Energy Efficiency Lighting at Network RI:

Mr. Heath reported that that 2nd floor lighting will take place this week.

c. Vacant Space Update:

Mr. Heath stated that the RI Film Collaborative is renting a portion in the old Garan Law Office.

d. RIPTA:

Mr. Heath stated that he and Mr. Davolio met with RIPTA and stated that the timeline for them to vacate the bus hub is April 1, 2012.

e. Visitor Center:

Mr. Heath reported that Mr. Willett has not received any bids for the floor map and will be getting another contractor to look it over.

f. Network RI Lease:

Mr. Heath reported that Network RI lease will expire at the end of April, 2012 and has not heard of a response to that lease as of today.

(B) Property Disposition Updates:

1. 335 Main Street (Old Colony Bank):

Nancy Whit from PCDC, along with her board chair George Charette, and tax credit consultants made a presentation on the project. They requested that the PRA board offer to donate the Old Colony Bank building for \$1 if PCDC would be awarded the State's Low Income Housing Tax Credit from RI Housing. The donation of the building was a request suggested by RI Housing.

Upon a motion by Mr. Monastesse and seconded by Mr. Baxter and unanimously approved for PRA to donate the property for \$1 at 335 Main Street to PCDC only if PCDC is awarded the low income housing tax credits.

Mr. Monastesse stated they he would like the PRA to look into having the roof repaired beforehand. Mr. Heath stated he would get an estimate from PCDC as to the repair cost that they have received already.

2. Front Street:

Mr. Heath stated that the transfer is ready and that he is awaiting DEM to review it along with Dan Sullivan.

3. 354 Pine Street Brownfield Clean-up:

Mr. Heath reported that this project has not moved forward and that he has applied for EPA money for a revolving loan fund in the amount of one million dollars.

(C) Litigation Matters:

1. Silver Top Diner:

Attorney Horan reported that he has a conference on Friday,

December 2nd with the judge in this matter.

(D) Foreclosure Response Program Update:

1. 242-244 Cottage Street:

Mr. Heath reported that the closing is set for next week.

2. 116-118 Prospect Street:

Mr. Heath reported that he has received bids from Ed Wojcik for \$11,500 and Torrado Architects for \$7,600 to undertake architectural feasibility on this property.

Upon a motion made by Mr. Baxter and seconded by Mr. Monastesse and unanimously approved for Torrado Architects to engage the services to prepare an architectural feasibility report for the property located at 116-118 Prospect Street.

(E) PRA Commercial Loan Requests:

1. McDevitt Building, 23 Broad Street:

Mr. Heath reported he anticipates a closing next week.

2. The Blackstone:

Mr. Heath stated he has not heard of an opening date as of today.

7. NEW BUSINESS:

(a) Parking Garage Storefronts:

Mr. Heath stated that he received a proposal from Thurlow-Small for \$10,800 to engage the services to treatment to the municipal parking garage on Main Street.

Upon a motion by Mr. Baxter and seconded by Mr. Monastesse and unanimously approved for Thurlow-Small Architects to develop new façade treatments to the storefronts at the Municipal Parking Garage.

Mr. Crawley is requesting that the city go out and clean this up daily since they own the property.

(b)EPA Application for Brownfield Clean-up Revolving Loan Fund:

Mr. Heath indicated that US EPA had a brownfield clean-up grant round which had funding available for communities to redevelop environmentally contaminated sites. On behalf of the PRA, he had applied for \$1 million in revolving loan funds, which the PRA could make available for entities seeking to remediate sites.

Upon a motion by Mr. Crawley, seconded by Mr. Baxter and unanimously approved, it was authorized for the PRA to have applied for EPA Clean-Up Revolving Loan funding in the amount of \$1 million.

(c) 698-702 Main Street Building Demolition:

Mr. Heath indicated that two bids were received for the demolition of 698-702 Main Street. The low bidder at \$24,500 was from R & P Construction. Mr. Heath recommended the PRA award to R & P Construction.

Upon a motion by Mr. Monastesse, seconded by Mr. Baxter and unanimously approved, a resolution was passed awarding the contract to R & P Construction for a fee of \$24,500.

8. NEXT MEETING:

The next meeting will be held on Tuesday, December 27, 2011 at 12:15 p.m.

9. ADJOURNMENT:

There being no further business, upon a motion by Mr. Baxter, seconded by Mr. Monastesse and unanimously approved, the

meeting was adjourned at 2:00 p.m.