

Redevelopment Agency of Woonsocket

Meeting Minutes

March 19, 2013

Attending Members: Albert Beuparlant, Doug Brown, Paul Gould, Esq., Steven Thibault

Also Attending: Matthew Wojcik-Economic Development Director, Jennifer Siciliano, City Planner & Pierre Rondeau, Esquire and Linda Plays, Recording Secretary

Call to order: Meeting called to order by Chairman Brown at 6:00 p.m.

Review and Approval of Minutes: MOTION was made to approve the minutes of March 5, 2013 as presented by Thibault and seconded by Beuparlant. All in favor

Legal Counsel: Chairman Brown has spoken to Pierre Rondeau and he has agreed to rejoin the efforts on behalf of the city. Agreement for services placed on file. Beuparlant made a MOTION to hire Attorney Pierre Rondeau as the Woonsocket Redevelopment Agency Legal Counsel and seconded by Thibault. All in favor.

Meeting Update: Chairman Brown told the members of a meeting he recently had with Senator Sheldon Whitehouse's staff member. Brown is meeting with Armeather Gibbs from the RIEDC to discuss the potential for new avenues for the Redevelopment Agency to pursue.

Draft/Working Document Potential Redevelopment Areas: Wojcik discussed the process of reaching into the Comprehensive Plan and designate certain areas that are blighted and distressed. Once designated each redevelopment area needs plan; have a public hearing, and finally needs to be approved by the City Council before this action can be taken by the agency. Attorney Rondeau talked about a law regarding condemnation of blighted properties—the Rhode Island Home and Business Protection Act. He spoke about having to pay 150 % of the fair market value.

Surplus City Property: Wojcik said the school department transferred 4 properties to the city: the former Middle School, Fifth Avenue School, Second Avenue School, and Social Street School.

Wojcik said he would like to see “one or some of these properties conveyed to the Redevelopment Agency for sale. He suggested focusing on Social Street School because Chester Street encompasses it. He said a substantial amount of Community Development Block Grant monies have been set aside for demolition and Economic Development activity if it falls under the definition of allowable activity of CDBG.

Update from Executive Director—Pending Transaction/Blighted Properties:

Wojcik gave the group a map of various areas in the city to be addressed by the agency (Burnside Avenue, Seville Dye site, Alice Mill site, River Street-Dorado Mill, former middle school, Verdun Worsted, and Chester Street. Beauperlant asked if they were vacant or occupied properties—to which Wojcik replied both. Wojcik said the conversation is predicated on which areas the agency wants to designate as blight.

Other Business: Chairman Brown said to that the agency should have its own letterhead and the Executive Director was in agreement. The Chair set the next meeting as April 2nd.

Adjournment: Chairman Brown adjourned the meeting at 7:37 p.m.

Respectfully Submitted by,

Linda S. Plays

Recording Secretary