

**Redevelopment Agency of Woonsocket**

**Meeting Minutes**

**April 23, 2013**

**Attending Members: Albert Beuparlant, Doug Brown, Steven Thibault**

**Also Attending: Matthew Wojcik-Economic Development Director, Linda Plays, Recording Secretary**

**Absent: Paul Gould**

**Call to order: Meeting called to order by Chairman Brown at 7:05 p.m.**

**Review and Approval of Minutes: MOTION was made to approve the minutes of March 19, 2013 as presented by Thibault and seconded by Beuparlant. All in favor**

**Old Business: Continued discussion of blighted areas. Wojcik suggests that the board to pass a resolution to formally direct him to begin the legislation to amend the Comprehensive Plan. He suggested either removing Chester Street from the target list or minimizing the target area.**

The issues of blight are in the middle of Chester Street towards East School Street. Wojcik also said the Middle School project is coming to a “head”—developer’s counter proposal is to demolish /raze building, then build 66 units/housing. One third of the units will be  $\frac{3}{4}$  bedrooms. The top floor would consist of single units. Wojcik said if the city continues retaining the building that it’s a huge liability to the city—which includes people trespassing into the building. Wojcik believes that the tone from the Budget Commission is that this is Redevelopment Agency project, and that the sale price of the building could be the agency’s “seed” money. Beauparlant said that until the asset is controlled “it’s just a dream”. He said we need to come up with a marketing plan for the buildings. Wojcik also said that if Social Street School, Second Avenue School and Fifth Avenue School could be packaged at their appraised value—that would also be plausible. He said that if the agency positions itself and said that they didn’t like any of the suggested projects for the former Middle School—then they could consider selling the other buildings—Wojcik said an RFQ (Request for Qualifications) could happen as well. MOTION by Thibault to direct the Executive Director to craft legislation to amend the Comprehensive Plan and seconded by Beauperlant. All in favor.

The Chair entertained the second resolution of a proposal to transfer the former Middle School, Social Street School, Second Avenue School and Fifth Avenue School. MOTION by Beauperlant to authorize the Executive Director to present to the City Council and the Budget Commission to transfer the 4 school properties from the

**city to the Redevelopment Agency, and seconded by Thibault. All in favor.**

**New Business: Wojcik spoke about the proposal of residential units and commercial sites for the Stadium Office Building.**

**Other Business: None**

**Adjournment: Chairman Brown adjourned the meeting at 8:12 p.m.**

**Respectfully Submitted by,**

**Linda S. Plays**

**Recording Secretary**