

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, December 11, 2008
400 Westminster Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency at 400 Westminster Street, Providence, Rhode Island on Thursday, December 11, 2008 at 4:10 p.m.

The Chairman called the meeting to order. Present were: Henry Kates, Chairman; Leslie Gardner, Vice Chairwoman, Julius Kolawole and Councilman Luis Aponte

Absent at time of roll call: Councilman Leon Tejada, Jim DeRentis and Robert Montecalvo

Others present: Thomas E. Deller, Executive Director; April Wolf, Director of Real Estate; Michael Lepore, Assistant Director of Real Estate; William Smitherman, Legal Counsel and Marcia Brown, Recording Secretary

APPROVAL OF MINUTES

Ms. Gardner made the motion and seconded by Councilman Aponte to approve the minutes of October 2008 as submitted. The motion passed unanimously.

Approval of 2009 Meeting Schedule – Ms. Gardner made the motion and seconded by Councilman Aponte to approve the 2009 schedule. The motion passed unanimously.

REPORT OF THE AGENCY

Mr. Deller reported that Karen Grande has been helping city to insure protection of bonds and reserve account. Over the past five weeks, we've been negotiating with AIG relative to our guaranteed reserves and the investment rate the return was supposed to receive. The issue is that we have somewhere around \$5 million of reserves invested in a guarantee 5 ¾ percent return. AIG is trying to dump us out of the 5 ¾ percent return to a guaranteed ¼ percent return.

OLD BUSINESS

Resolution Approving the Promenade Center Redevelopment and Project Plan – Mr. Deller reported that at last month's meeting the agency wanted to know what they are required to do relative to the Promenade Center Redevelopment Project Plan. The Agency is only responsible for the redevelopment plan and whether it constitutes an acceptable redevelopment plan that would be adopted by the agency and recommend the Council to adopt. At Councilman Aponte's request, the redevelopment plan and TIF plan were split into two separate pieces. The plan does not call for acquisition by eminent

domain; there is general discussion of road changes, there are no specific plans to do anything in this document. Promenade Center Redevelopment Plan was updated for the purposes of identifying environmental conditions and potential discussion of land acquisition and for doing some work in the area. After discussion it was duly moved by Councilman Aponte and seconded by Ms. Gardner that the agency approve the Promenade Redevelopment Plan and the agency recommends that the City Council adopt and approve the Promenade Center Plan as a redevelopment plan of the City pursuant to the redevelopment act. The motion passed unanimously and Resolution No. 2008-53 was adopted.

NEW BUSINESS

Resolution Authorizing the submission for funding through the Neighborhood Stabilization Program and the adoption of regulations relative to the expenditure of said funds – Mr. Deller stated that we've discussed over the past six months about the foreclosure problem and the money coming from Washington. In July Congress passed into law the Housing Economic Recovery Act (HERA) which set aside \$3.92 billion for revitalization and directing the issue of foreclosed housing. Based on analysis by group that prepared the law for congress, Rhode Island was slated to receive \$56 million and Providence was to receive \$38 million. When HUD issued the rules and regulations, Providence received \$0 and Rhode Island received \$19.6 million. We've been working with the office of State Planning, the Housing Resource Commission and Rhode Island Housing to insure that Providence receives it fair share. We have gotten the state to include in their amended plan, commitment of \$3 million to Providence under three general programs. After discussion it was duly moved by Mr. Kolawale and seconded by Ms. Gardner that the agency authorize the Executive Director to enter into the sub-recipient contract agreement with the State of Rhode Island and approve the rules and regulations and implementation of the foreclosure housing programs. The motion passed unanimously and Resolution No. 2008-54 was adopted.

Designation of Developer 58 Wayne Street and 63 Camden Avenue – Mr. Deller reported that Smith Hill Community Development has submitted a letter of interest to acquire 58 Wayne Street and 63 Camden Avenue to construct a one family owner occupied dwelling. After discussion it was duly moved by Councilman Aponte and seconded by Ms. Gardner that the agency designate Smith Hill Development Corporation as developer for the above-mentioned properties and approval of the resolution as submitted. The motion passed unanimously and Resolution No. 2008-55 was adopted.

ADJOURNMENT

There being no further action to come before the agency, the motion was made by Councilman Aponte and seconded by Ms. Gardner that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 4:38 P.M.