

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, July 10, 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, July 10, 2008 at 4:25 p.m.

The Chairman called the meeting to order. Present were: Leslie A. Gardner, Vice-Chairwoman, Jim DeRentis, Robert Montecalvo and Julius Kolawole

Absent at time of roll call: Henry Kates, Chairman, Councilmen Luis Aponte and Leon Tejada and Robert Montecalvo

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

Approval of Minutes: Mr. DeRentis made the motion to accept the minutes as submitted and seconded by Mr. Montecalvo. The motion passed unanimously.

Bills and Communications – Mr. Deller reported that Cleanscape continues to clean and maintain lots.

Report of the Executive Director – Mr. Deller gave a brief update to the Promenade Redevelopment Plan. In discussion with Capco Steel and other businesses in area, Metals will be selling their property and Capco Steel and other businesses would like to purchase the property. We've been working with them to set up framework for acquisition and development. We are also filing an application with the Economic Development Administration (EDA) for somewhere between \$1-1.5 million for acquisition of property. Also Promenade includes the American Locomotive Project (ALCO) and we've been in discussion with them for a potential Tax Incremental Finance (TIF) and in order to do a TIF you have to have a redevelopment plan. **Tidewater:** Mr. Deller reported that court decided against us and we filed for reconsideration, which was denied. As a result, property has been transferred to Tidewater. **Louitt:** Ms. Wolf reported that the public hearing was held for EPA grant and should be final stage prior to demolition. Working with demolition contractor and will be going forward with the demolition of the building. **Section 108 Loan Application:** Mr. Deller reported that we are in a holding pattern while Council holds a full public hearing. It should be on the full council docket possibly next meeting. **Legislation:** Mr. Deller gave a report on the legislation submitted and which bills passed or were vetoed by Governor.

Mr. Deller asked that the agency vote to go into executive session citing RIGL 42-46-5(A) – Motion was made by Mr. DeRentis and seconded by Mr. Montecalvo to enter into executive session.

Mr. Montecalvo made a motion to end executive session and seconded by Mr. DeRentis. Roll Call: Vice-Chairwoman Gardner, Mr. DeRentis, Mr. Montecalvo and Mr. Kolawole.

The session ended at 5:00 p.m. Mr. DeRentis made the motion and seconded by Mr. Montecalvo to seal records of executive session.

NEW BUSINESS

Authorization for the Executive Director to enter into contract for consultant services as discussed in executive session - The motion was made by Mr. DeRentis and seconded by Mr. Montecalvo. The motion passed unanimously and Resolution No. 2008-25 was adopted.

PRA Budget – Mr. Montecalvo made a motion and seconded by Mr. DeRentis to accept the budget as submitted. The motion passed unanimously.

Resolution Authorizing the Chairman and Executive Director to Renegotiate terms under the purchase and sales agreement for the sale and development of Parcel 12 and execute an amendment to the agreement – After discussion Mr. DeRentis suggested that this item be deferred until the next meeting. Motion was made by Mr. DeRentis and seconded by Mr. Montecalvo.

Resolution Amending the Emergency Repair Program – After discussion the motion was made by Mr. Montecalvo and seconded by Mr. DeRentis that the agency authorize the executive director to execute a change in the income requirements for participation in the Emergency Repair Program. The 60 percent area median income requirement shall be changed to 80 percent and under the area median income. The motion passed unanimously and Resolution No. 2008-26 was adopted.

Designation of Developer 30 and 34 Seabury Street – After discussion the motion was made by Mr. DeRentis and seconded by Mr. Montecalvo that the agency authorize the transfer of 34 Seabury Street from the City to the Agency; appoint habitat for humanity developer for 30 and 34 Seabury Street and authorize the Executive Director to execute a sales agreement and deed in the amount of \$16,000 per lot. The motion passed unanimously and Resolution No. 2008-27 was adopted.

Designation of Developer 33 Pleasant Street – After discussion the motion was made by Mr. DeRentis and seconded by Mr. Montecalvo that the agency appoint habitat for humanity developer of 33 Pleasant Street and authorize the executive director to execute a sales agreement and deed in the amount of \$50,000.00. The motion passed unanimously and Resolution No. 2008-28 was adopted.

Designation of Developer of 10 and 16 Janes Street – After discussion the motion was made by Mr. Montecalvo and seconded by Mr. DeRentis that the agency authorize the sale of 10 and 16 Janes Street to Southside Community Land Trust for a community garden and authorize the executive director to execute a sales agreement and deed for 10 and 16 Janes Street and 468 Prairie Avenue in the amount of \$16,000. The motion passed unanimously and Resolution No. 2008-29 was adopted.

ADJOURNMENT

There being no further action to come before the agency, the motion was made by Mr. DeRentis and seconded by Mr. Montecalvo that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 5:40 p.m.

Respectfully submitted,