

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
Thursday, January 10, 2008  
400 Westminister Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency at 400 Westminister Street, Providence, Rhode Island on Thursday, January 10, 2008 at 4:00 p.m.

The Chairman called the meeting to order. Present were: Henry Kates, Chairman; Councilman Leon Tejada, Jim DeRentis and Charles Walton, Members

Absent at time of roll call: Leslie A. Gardner, Vice Chairwoman; Councilman Luis Aponte and Robert Montecalvo

**Approval of Minutes:** Mr. DeRentis made a motion to approve the minutes which was seconded by Mr. Walton. The motion passed unanimously and minutes were approved as submitted.

Mr. Deller reported that under the bylaws the January meeting, which is the annual meeting, the agency is required to elect a chair, vice-chair, secretary and the 2008 meeting schedule.

Mr. Deller asked for nomination for Chairman of the Agency. Mr. Walton made a motion to nominate Mr. Henry Kates as Chairman for the Agency and Councilman Tejada seconded the motion. The motion passed unanimously and Resolution No. 2008-01 was adopted.

Mr. Deller asked for nominations for Vice Chairman of the Agency. Mr. Walton made a motion to nominate Mr. Leslie Gardner for the Vice-Chairwoman and Councilman Tejada seconded the motion. The motion passed unanimously and Resolution No. 2008-02 was adopted.

Mr. Deller asked for nominations for Secretary of the Agency. Mr. Walton made a motion to nominate Ms. April Wolf as Secretary for the Agency and Mr. DeRentis seconded the motion. The motion passed unanimously and Resolution No. 2008-03 was adopted.

**Approval of the 2008 Meeting Schedule** – Mr. DeRentis made a motion and Mr. Walton seconded the motion approving the 2008 meeting schedule as submitted. The motion passed unanimously.

**Bills and Communications** –

Cleanscape – Mr. Deller reported that cleanscape continues to provide service to the agency to maintain the lots. This is FYI only.

### **REPORT OF THE AGENCY**

Mr. Deller spoke about the foreclosure problems in the City and the introduction of a program, being drafted, to assist individuals with the purchase of foreclosed properties. Money would be made available through the Housing Trust and the HOME program to assist individuals in acquiring the homes.

Councilman Aponte arrives at 4:03 p.m.

Mr. Deller reported that as a follow up to an email that he sent to the members regarding the Castle Cinema. The Gemma Brothers, owners of the Castle Cinema, have decided to give the property to the SPCA.

Mr. DeRentis asked how many properties have been foreclosed in the city and the breakdown of single and multi-family homes

Mr. Deller said that we currently do not have a final count on properties foreclosed. A rough number would be close to 700-800 homes that have had some sort of notice regarding foreclosure and most of the properties are multi-family homes.

Mr. Kates asked for a motion to enter into executive session citing RIGL 42-46-5 (A) – legal issues.

Councilman Aponte made the motion to enter into executive session which was seconded by Mr. Walton. The agency entered into executive session at 4:10 p.m.

**MINUTES OF A RECONVENED MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
Thursday, January 10, 2008  
400 Westminster Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in a reconvened session at the Office of the Agency at 400 Westminister Street, Providence, Rhode Island on Thursday, January 10, 2008 at 4:25 p.m.

Roll Call: Chairman Kates, Mr. DeRentis, Mr. Walton, Councilman Aponte and Councilman Tejada.

Councilman Aponte made a motion to close and seal the minutes of executive session and seconded by Mr. Walton. The motion passed unanimously.

**OLD BUSINESS**

Mr. Deller read a letter to the agency submitted by Mr. Stan Cameron withdrawing his designation as developer for the property located at 316 and 320 Prairie Avenue, 391, 395 and 399 Public Street. Mr. Deller said that this issue was on the agenda to rescind the designation and given that this letter was received the agency need not take action. An RFP will be drafted to advertise for development of this site in accordance with the redevelopment plan.

Councilman Aponte asked if we need to act on accepting the letter as it is an official record of the meeting. Councilman Aponte made a motion to accept the rescission letter and seconded by Mr. Walton. The motion passed unanimously and Resolution No. 2008-04 was adopted.

Councilwoman Young asked if she could speak on the Rescission letter submitted by Stan Cameron. She stated that this property is in her Ward 11 and was instrumental in working with The Center in acquiring the property several years ago for development. She applauded The Center for realizing that they weren't able to move forward in developing this property. She spoke about the four corners of development in that area and is the cornerstone of development on Prairie Avenue. She is asking that the community be involved in the RFP process and to look at what has taken place so far. There is a plan for Prairie Avenue and is asking that the corner be incorporated into the Plan which will be named Revival Square. Councilwoman Young says that she would like to be a major player in making sure that as developers come forward that the community interest remain first and foremost and what would go along in making the best use of the property with the ideas currently in place. Councilman Young explained that Councilman Aponte, she and Darrell Lee have been working on the plan for several years with the 40 institutions from RI Hospital to Brown University to the Health Center to look at the area and be able to put some life back into the community to create jobs, housing, parking issues, infrastructure, etc.

## **NEW BUSINESS**

Resolution Authorizing the Expenditure of Funds and other measures to complete the Blackstone on the South Side III Project. - Mr. Deller reported that this resolution is to ratify his action in selecting Hi Tech Construction to complete construction on Blackstone on the South Side Phase III. Mr. DeRentis made a motion to ratify the action of the executive director and was seconded by Mr. Walton. The motion passed unanimously and Resolution No. 2008-05 was adopted.

Authorization to Acquire surplus state property on Behalf of the City of Providence – Public Street - Mr. Deller reported that at the request of Councilman Aponte, a resolution was submitted to the City Council, authorizing the Agency to serve as agent to the City to acquire the property. This action authorizes the Executive Director and the Chair in negotiations to purchase this site when offered.

Ms. Wolf reported that there have been bids on this property which weren't accepted by the State Property Commission. The Commission is willing offer to the Agency at fair market value. Staff requested further information regarding environmental condition of the site. After discussion it was duly moved by Councilman Aponte and seconded by Mr. Walton to acquire the property on behalf of the City. The motion passed unanimously and Resolution No. 2008-06 was adopted.

Resolution Authorizing a \$100,000 loan to crossroads Rhode Island from the Housing Trust for the Establishment of a 40 bed women's shelter at their Broad Street location – Mr. Deller reported that we received a request from Crossroads Rhode Island. Crossroads is requesting \$100,000 from the Housing Trust to supply decent space for these women as a transitional use while they seek a more permanent resolution to the issue. This will be a 0 percent loan given five years to pay the loan back.

Councilman Aponte is asking which facility on Broad Street would they be using for a women's shelter.

Mr. Deller explained that they will be using the YMCA Health Club space for this facility.

Councilman Aponte asked about the other commitment for funds.

Mr. Deller said that the Governor's Office has agreed to pay for the operating costs of the facility either through Human Services or another department has committed to paying operating costs. Thom said he will insure that the operating costs are there.

Councilman Aponte suggested that we learn more about where the operating dollars are coming from and can this be a non-forgivable loan and for the funds to be returned to the Housing Trust Acct.

After discussion it was duly moved by Councilman Aponte and seconded by Mr. Walton that this resolution be approved with the following amendment; that there is proof of the operating dollars and that it is a non-forgivable loan, with the funds to be returned to the Housing Trust acct. The motion passed unanimously and Resolution No. 2008-07 was adopted.

### **OLD BUSINESS**

Request to transfer property without development 175 Pearl Street – Ms. Wolf explained that this property was purchased by SWAP in 1998. SWAP sent in a request to transfer the property to Jamatt Housing and Community Development who owns the adjoining property. This lot is 2057 square feet and is adjacent to the property Jamatt Housing owns and uses for parking. SWAP is asking the agency authorize the transfer of the property for \$7500 and that SWAP keep the \$7500 for maintaining the property since 1998. Ms. Wolf suggested that the PRA recoup \$5000.00 of the proceeds with the remaining \$2500 going to SWAP for some of the maintenance of the lot, taxes, etc. The agency will enter into a three party agreement with Jamatt Housing and Community Development Corporation and SWAP and that Jamatt agree to be bound to the PRA by the terms and conditions as set forth in the Purchase and sale agreement and shall release all claims it has against SWAP upon payment of \$5000.00 of the sale proceeds to the Agency.

Mr. DeRentis suggested that Jamatt Housing merge with the property they currently own.

After discussion it was duly moved by Mr. DeRentis and seconded by Councilman Tejada that the agency approve this resolution. The motion passed unanimously and Resolution No. 2008-08 was adopted.

### **ADJOURNMENT**

There being no further action to come before the agency, the motion was made by Mr. Walton and seconded by Councilman Aponte that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 4:45 p.m.