

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, November 12, 2009
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, November 12, 2009 at 4:01P.M.

The Chairman called the meeting to order. Present were: Henry Kates, Chairman; Robert Montecalvo, Julius Kolawole, Jim DeRentis and Councilman Luis Aponte

Absent at Time of Roll Call: Leslie Gardner, Vice Chairwoman; and Councilman Leon Tejada

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

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

The Chairman reported that Mr. Deller will not attend the meeting due to a scheduling conflict and that Ms. Wolf will handle the meeting.

BILLS AND COMMUNICATIONS

Cleanscape Report – Ms. Wolf reported that she will be meeting with Cleanscape sometime next week and will have an up-to-date list for next month's meeting.

Mr. DeRentis asked how many lots are in inventory. Ms. Wolf said about 75 lots in inventory.

EXECUTIVE DIRECTOR'S REPORT

Smith Hill – Capitol Square Project – Ms. Wolf reported that this issue was presented at a previous agency meeting and wanted to give an update. Ms. Wolf explained that previously, the understanding was that Citizen's Bank was willing to drop their mortgage from \$2,750,000 to \$1,260,000, and the PRA would guarantee interest only payments for the next year to allow time for the condominium units to sell. While the attorney from Citizen's was in agreement with this understanding, it seems that the representative from the bank was not in agreement. At this point, Citizens Bank would like the agency to guarantee interest only payments on \$1.26 million for one year at 6 percent and after 13 condos are sold at approximately \$100,000 a piece, there would be a \$1.45 million remaining debt against the commercial section of the property. Ms. Wolf stated that staff is doubtful about the workability of this and are trying to find out how

Citizens Bank proposes the payments to work after the condominiums are sold and whether the agency's intervention would work.

Bomes Theater – Ms. Wolf reported that we expected additional information and didn't receive it and would like to continue this item.

Neighborhood Stabilization Program – Ms. Wolf gave a brief overview of the program. To date 11 projects have been approved and funded. Ranging from rehab and home buyer's assistance, just rehab funding and some are just down payment assistance for a total of \$1,184,000 to date committed. Another project is pending for \$199,000 on Ontario Street with a commitment of roughly \$1.4 million. We are anticipating applications from other nonprofits. There is a commitment on a condominium project to provide down payment assistance; this is a foreclosed condo project; also, there is a \$900,000 general demolition commitment.

Ms. Gardner arrives at 4:10 p.m.

NEW BUSINESS

Ms. Wolf reported that she will be presenting the redevelopment plans to the agency and are not accepting public comment. After the agency reviews the plans, they will come back for discussion at next month's PRA meeting.

Presentation of Promenade Center Redevelopment Plan Amendment – Ms. Wolf summarized the plan. The plans document the characteristics of the area as well as documentation of the blighted characteristics of the area which make it viable as a redevelopment project area. Ms. Wolf noted that this is an amendment to the previous Promenade Plan which was passed. The specifics major changes of this plan are as follows and not included before. We will include acquisitions in this plan and they are as follows: Fry Metals Property, portion of Eagle Tool property. She also reported that the Promenade Plan had a tax incremental financing portion and that was an appendix to this plan and is still an appendix but nothing has changed that there is no proposed tax incremental financing as part of this amendment to the plan. Changes have been made to the definitions sections updated and amended; added statistics on demographics, unemployment and foreclosure; expanded definition of blighted and substandard; removed several projects from listing; added map of the proposed acquisitions; added a statement regarding the PRA's right to acquire additional property and to hold property in exempt status and to hold property through the period of financing; added a statement that the Nicholson File project is no longer going forward and relieves some of the residential/industrial conflict; expanded the statement of land coverage and building density and population density; added a statement regarding zoning stating there will be no changes in zoning. Ms. Wolf also noted other formatting and ordering changes to the plan.

Councilman Tejada arrives 4:20 p.m.

Presentation of Allens Avenue and Port Redevelopment Plan – Ms. Wolf reported that this plan goes through the characteristics of the area and details the blight in the area which comprises of a variety issues from flood plains to roadway systems to rail systems to contaminated property and

irregular lot sizes and try to categorize existing conditions and characterize them as to why does this cause them to fall into blighted and substandard characterization as to redevelopment law. The plans talks about acquisitions are in the Port area Plat 56 Lot 344 owned by PLI development which has been underutilized and vacant for some time and Plat 56 Lot 322 AER Realty property which is a crane and forklift storage business. These properties were included is one of the main goals of this process is to increase the Port area as well as increase port security. Also, the plan is to move the port security gate to close off a larger area of the Port and to limit access in efforts to improve homeland security issues. There is a proposal for the creation of the loop rail system. The reconstruction of Berth 6 and removal of old cranes and other plans to go forward with new cranes.

Ms. Wolf also stated that both plans are supposed to be financed partially through an economic development administration grant which we applied. One grant would be for the Port area and the other for the Promenade area. In addition, we propose to use bond financing to issue bonds and to support them through lease revenue either through ProvPort itself or through private entities in the Promenade area.

Executive Session – 42-46-5(a) – Councilman Aponte made the motion to enter into executive session and Mr. Montecalvo seconded the motion. Chairman Kates called for a roll call: Chairman Kates, Vice-Chairwoman Gardner, Mr. DeRentis, Mr. Kolawole, Mr. Montecalvo, Councilman Aponte and Councilman Tejada.

REGULAR MEETING - Reconvened at 5:00 p.m.

Councilman Aponte made a motion to close and seal the records of executive session and seconded by Ms. Gardner. The motion passed unanimously

ADJOURNMENT

Councilman Aponte made the motion to adjourn and seconded by Mr. Montecalvo. The meeting adjourned at 5:01 p.m.