

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
Thursday, April 15, 2010  
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, April 15, 2010 at 4:12 p.m.

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

Absent at time of roll call: Ms. Leslie A. Gardner, Vice Chairwoman and Councilman Leon Tejada and Councilman Luis Aponte

Mr. Deller informed the agency that the meeting notice for the March meeting was not posted on the Secretary of State's website. The City Solicitor's Office and the Attorney General office has directed us to repeat the agenda items voted at that meeting.

**Approval of Minutes:** Mr. DeRentis made a motion to approve the December 2009 minutes which was seconded by Mr. Montecalvo. The motion passed unanimously and minutes were approved as submitted.

**2010 Meeting Schedule** – Mr. Deller asked that the agency approve the 2010 meeting schedule. Mr. DeRentis made a motion and Mr. Montecalvo seconded the motion approving the 2010 meeting schedule as submitted. The motion passed unanimously.

**Annual Election of Officers**

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 and secretary.

Mr. Deller asked for nomination for Chairman of the Agency. Mr. Kolawole made a motion to nominate Mr. Henry Kates as Chairman for the Agency and Mr. DeRentis seconded the motion. The motion passed unanimously and Resolution No. 2010-01 was adopted.

Mr. Deller asked for nominations for Vice Chair of the Agency. Mr. Montecalvo made a motion to nominate Ms. Leslie Gardner for the Vice-Chairwoman and Mr. Kolawole seconded the motion. The motion passed unanimously and Resolution No. 2010-02 was adopted.

Mr. Deller asked for nominations for Secretary of the Agency. Mr. Montecalvo 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. 2010-03 was adopted.

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

**REGULAR MEETING** - Reconvened at 4:35 p.m.

The Chairman called for a roll call; Chairman Kates, Mr. DeRentis, Mr. Kolawole, Mr. Montecalvo and Councilman Aponte.

Councilman Aponte made a motion to close and seal the executive session records.

**NEW BUSINESS**

Resolution Authorizing the Executive Director to execute a settlement agreement as discussed in executive session. Councilman Aponte made the motion and seconded by Mr. Montecalvo. The motion passed and Resolution 2010-04 was adopted.

Funding Request – Clinica Esperanza Build-out of Free Medical Clinic at 60 Valley Street – Mr. Deller reported that we are looking to make a commitment to the Clinic in the amount of \$90,000 from the Eagle Square TIF. After discussion it was duly moved by Mr. DeRentis and seconded by Councilman Aponte that the agency approve this resolution as submitted. The motion passed and Resolution No. 2010-05 was adopted.

Designation of Developer – 24 Hannah Street – Mr. Deller asked that Habitat for Humanity be selected the developer for 24 Hannah Street for construction of owner-occupied affordable housing. After discussion it was moved by Councilman Aponte and seconded by Mr. DeRentis that the agency approve the resolution as submitted. The motion passed and Resolution No. 2010-06 was adopted.

Resolution Authorizing the Sale of the Sloop Providence – Mr. Deller is asking that the agency authorize the executive director to negotiate the sale of Sloop Providence to Thorp Lesson in the amount of \$70,000. After discussion it was duly moved by Mr. DeRentis and seconded by Councilman Aponte. The motion passed and Resolution No. 2010-07 was adopted.

Request for funds – Councilman Tejada Reimbursement of Bond Funds – Mr. Deller is asking that the agency approve the reimbursement of \$119,275 from Ward 10 bonds funds to Ward 8 bond funds in the amount of \$119,275. Mr. Kolawole made the motion and seconded by Mr. Montecalvo. The motion passed and Resolution No. 2010-08 was adopted. Councilman Aponte recused from the vote.

Housing Trust – Funding Request – Councilman Hassett – Acquisition of snow blowers for Smith Hill Commercial District – After discussion Councilman Aponte made a motion to deny this request and seconded by Mr. DeRentis. Resolution No. 2010-09 was denied.

Resolution Authorizing the Executive Director to contract for consultation services – Mr. Deller is asking that the agency allow the executive director to enter into contracts necessary to carry forth the Allens Avenue and Promenade Redevelopment Plans. Mr. DeRentis made the motion and seconded by Councilman Aponte. The motion passed and Resolution No. 2010-10 was adopted.

Termination of Right as Purchaser and Request for Return of Good Faith Deposit Relative to Parcel 12 – Mr. Deller reported that Carpionato is requesting the return of his good faith deposit in the amount of \$280,000. After discussion it was agreed to get a legal opinion from Mr. Boehnert and to handle the good faith deposit based on Mr. Boehnert's opinion.

Resolution Modifying the Rules for the Emergency Housing Assistance Program for Homeowners whose property was damaged by the recent flooding – Mr. Deller asked for the agency to approve changes to the emergency repair program for the houses that were flooded. The two changes were 1) lower the credit score from 550 to 500 and you won't be required to have a letter from the insurance company stating they aren't eligible for insurance. Liens will be put against the property and if they get paid insurance money, the city will receive the money; 2) Make available \$100,000 of annual appropriations for home funds if the people are income eligible. After discussion it was moved by Mr. DeRentis and seconded by Mr. Kolawole. The motion passed and Resolution No. 2010-11 was adopted.

#### ADJOURNMENT

Mr. DeRentis made the motion to adjourn and seconded by Councilman Aponte . The meeting adjourned at 4:47 p.m.