

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Friday, September 16, 2011
444 Westminster Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency at 444 Westminster Street, Providence, Rhode Island on Friday, September 11, 2011 at 9:05 a.m.

The meeting was called to order. Present were: Chairman James DeRentis, Vice Chairman Cliff Wood, Robert Montecalvo, and Yahaira Placencia.

Absent at time of roll call: Julius Kolawole, Councilman Seth Yurdin and Councilman Nicholas Narducci.

Others in attendance: Thomas E. Deller, Executive Director; April Wolf, Director of Real Estate; Michael Lepore Assistant Director of Real Estate, and Daniel Himmelberg, consultant.

APPROVAL OF MINUTES: Mr. Wood made a motion to approve the June 9, 2011 minutes which was seconded by Mr. Montecalvo. The motion passed unanimously and minutes were approved as submitted.

NEW BUSINESS

Item 4: Resolution ratifying the executive director's payment of the 2011 property tax bills for the Umicore Property credited to the agency through the property settlement and the fees associated with the rate SWAP agreement and authorizing the executive director to approve similar payments related to the property from the Umicore Bond accounts in the future. Mr. Deller presented a brief overview of the project and the SWAP agreement and the tax bills which the Agency received. After a brief discussion, Mr. Wood moved to pass, seconded by Mr. Montecalvo. The Motion passed unanimously and resolution 2011-14 was adopted.

Item 5: Umicore – Resolution authorizing the proposed improvements to 50 Sims Avenue, Plat 27 Lot 23. Ms. Wolf gave a brief description of the proposed improvements adding that she just received the plans for the vestibule and entrance and a request for an easement. Mr. Deller requested that the Resolution be changed to include the vestibule and entrance designs and authorizing the Executive Director to allow any easements as needed. After a brief discussion, Mr. Wood moved to pass, seconded by Mr. Montecalvo. The Motion passed unanimously and resolution 2011-15 was adopted.

Item 6: Resolution requesting the Planning Department to produce and submit to the City Council a redevelopment Plan for the West Broadway area. Mr. Deller discussed that the proposed plan will include the Grove St. School site. He proceeded to describe, in detail, the issues, including the partial demolition of the school. Chairman DeRentis asked how a plan like this created. Mr Deller explained all the steps and actions necessary in creating such a plan

Ms. Placencia moves to pass, seconded by Mr. Wood. The Motion passed unanimously and resolution 2011-16 was adopted.

Item 17: Resolution ratifying the Executive Director's engagement of Cavanaugh Landscaping for the maintenance of the PRA lots and further authorizing the Executive Director to negotiate and extend said agreement. Ms. Wolf explained arrangement with Cavanagh Landscaping and their performance. After a brief discussion, Ms. Placencia moves to pass, seconded by Mr. Montecalvo. The Motion passed unanimously and resolution 2011-17 was adopted.

Attorney John Boehnert arrives at 9:40

ADJOURNMENT

Mr. Wood moved to adjourn, seconded by Mr. Montecalvo. The motion passed unanimously. The meeting adjourned at 9:50 a.m.

PRA PLANNING SESSION

Morning session begins at 10:00 a.m.

Chairman DeRentis explains his goals and a view of today's planning session. He stated that the Agency should develop a program to present to the Mayor which would increase employment and attract new businesses. There was a brief discussion about the overview of the Agency's goals

Mr. Deller gives a brief history of the Providence Redevelopment Agency, including former Redevelopment Plans, and the direction of new Plans. He explained that the Department's goals are to create jobs, great neighborhoods and economic growth.

Attorney Boehnert explains the Agency's Powers and Procedures to the Agency members.

Mr. Kolawole enters the meeting at 10:20 a.m.

Attorney Boehnert discusses the various court cases and in particular the Tidewater Case and how they have affected the Agency.

Mr. Montecalvo acknowledges Mr. Boehnert and thanks him for his fine presentation

Break for lunch 11:30 a.m.

Afternoon Session began at 12:15 p. m.

The afternoon session dealt with the future development of the City and in particular the Olneyville neighborhood.

Daniel Himmelberg discusses what to consider in selecting a particular project. Once the criteria were established, Mr. Deller discussed the steps necessary to develop a redevelopment plan.

The Board discussed the various projects and goals for the Agency and the City.

The session was adjourned at 2:00 p.m.