

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, December 13, 2012
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 Thursday, December 13, 2012 at 4:03 p.m.

The meeting was called to order. Roll call was conducted. Present: Chairman James DeRentis, Yahaira Placencia, Julius Kolawole, Councilman Nicholas Narducci

Absent at time of roll call: Cliff Wood, Jesse Kenner and Councilman Bryan Principe

Others in attendance: April Wolf, Director of Real Estate; Darcy Charleson, Recording Secretary; Robert Azar, Executive Director; Sergio Spaziano, Legal Liaison; City of Providence Law Department; Kate Blessing, DPD intern- Brown University

APPROVAL OF MINUTES:

Nicholas Narducci made a motion to approve the November 15, 2012 minutes which was seconded by Yahaira Placencia. The motion passed unanimously and minutes were approved as submitted.

April Wolf presented the proposed 2013 PRA meeting schedule for approval. Nicholas Narducci made a motion to approve the meeting schedule as presented, seconded by Yahaira Placencia.

4:05 Councilman Bryan Principe arrived.

BILLS AND COMMUNICATIONS:

Jim DeRentis and April Wolf gave an overview of the following invoices and correspondence.

Item 5: Law Offices of John Boehnert – October legal bill for general issues

Item 6: Cavanagh Landscape Design – lot maintenance bill/ final payment for contract year

Item 7: Edwards Wildman Palmer LLP – bill incurred for the substantially modified ProvPort landlord waiver agreement to protect the interest of the PRA and the City of Providence as well as prior work done regarding TIGER II. Reimbursement from the Tiger II grant has been suggested and the DPD Finance Director has been requested to pursue reimbursement.

Item 8: Schechtman Halperin & Savage, LP – Gorham site litigation - legal bills

Item 9: Law Offices of John Boehnert – Invoices previously approved by the Agency for payment through the City of Providence General Fund. Historically, a portion of the PRA legal bills have been paid through the General Fund through the Department of Planning budget line item for professional services. Currently, the DPD Finance Director and Economic Development Director have denied payment through general fund. Request is being made to authorize payment of these past due invoices through the PRA Revolving Fund.

Item 10: Citizen’s Bank – SWAP payments- Umicore Bond Fund

4:21pm – Robert Azar arrived.

Councilman Principe made a motion to pay the bills as presented and discussed, Julius Kolawole seconded. The motion passed unanimously.

EXECUTIVE DIRECTOR’S REPORT

Item 12: EPA Brownfields Grants - Mr. Azar reported that the American Tourister and Gorham site grant applications have been submitted. Mr. Azar also recognized the hard work of April Wolf and Kate Blessing, Boston University intern. Mr. Azar advised the board of the additional funding needed to complete the Gorham site remediation, Textron’s commitment and other possible funding opportunities.

Item 13: Gorham Status – Mr. Azar stated that Textron is remediating a large area of the property. Textron has agreed to match \$200k for the EPA Brownfields grant. Textron continues to work on the site. The next phase will be the remediation of contaminated sediment with a treatment system for the ground water through carbon filters. Discussion continued regarding the balance of work needed and costs to complete remediation.

Item 14: Tax Reverted Properties – April Wolf reviewed the history of tax reverted properties in the City. Currently, there are properties that the City wishes to pursue for eventual sale for redevelopment. Tax-title law allows for the assignment of the City’s tax interest to the PRA for no consideration. The PRA then has the right to foreclose on the property and sell for redevelopment. Discussion continued regarding properties in certain redevelopment areas that could be sold for redevelopment purposes to non-profit organizations for a cost that would cover PRA expenses.

NEW BUSINESS:

Item 16: Resolution regarding the extension of the time frame for the demolition of the former court house under the lease agreement with Umicore USA, Inc. Discussion ensued regarding the need for another extension and the history of the relationship with Umicore. The board was advised by counsel to approve a 6 month extension. Yahaira Placencia made a motion to approve the resolution as presented and was seconded by Julius Kolawole. The motion passed unanimously and Resolution 2012-24 was adopted.

Item 17: Resolution authorizing the sale of the property located at 84 Peace Street, Plat 44 Lot 596, to the Parks Department for the sum of \$4,100. Discussion ensued regarding the value of the property and the additional funds that the Parks Department needs to complete the project. Councilman Narducci expressed an interest in donating the property. It was indicated the PRA has no City budget and that the PRA has incurred expenses maintaining the property and, as a rule, tries to recuperate expenses through sales. An agreement was reached that if grant funding is to be used to pay for the lot, the sale would be for the originally discussed price, if not, the issue could be readdressed at a later meeting. Nicholas Narducci made a motion to approve the resolution as presented, seconded by Bryan Principe. The motion passed unanimously and Resolution 2012-25 was adopted.

Item 18: Resolution regarding the request for a reduced value settlement of a PRA mortgage held by Valerie Pamphile and Shanel Fostin on the property located at 25 Lynch Street to allow for a short sale. After discussion of the mortgage and the loan value, the motion was made by Yahaira Placencia to approve the resolution as written and was seconded by Councilman Principe. The motion passed unanimously and Resolution 2012-26 was adopted.

With no further business, Councilman Bryan Principe moved to adjourn, which was seconded by Councilman Narducci. The motion passed unanimously. The meeting adjourned at 4:56 p.m.