

**MINUTES OF A SPECIAL MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
Tuesday, August 27, 2013  
444 Westminster Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in special session at the Office of the Agency at 444 Westminster Street, Providence, Rhode Island on Tuesday, August 27, 2013 at 4:10p.m.

The meeting was called to order. Roll call was conducted. Present: Chairman Jim DeRentis, Vice Chair Cliff Wood, Yahaira Placencia, Julius Kolawole, Councilman Nicholas Narducci and Councilman Bryan Principe

Absent at time of roll call: Jesse Kenner

Others in attendance: Donald Gralnek, Executive Director; April Wolf, Secretary; Darcy Charleson, Recording Secretary; Sean Creegan, City of Providence Law Department; Jon Restivo and Zach Darrow, Darrow Everett

**APPROVAL OF MINUTES:**

Cliff Wood made a motion to approve the June 27, 2013 minutes for the special meeting which was seconded by Yahaira Placencia. The motion passed unanimously and the minutes were approved as submitted.

**NEW BUSINESS:**

Item 4: Mr. Gralnek asked the board to approve the consultants' contract for wetlands modification work at the American Tourister site. Mr. Gralnek is in preliminary discussion with Edesia, who is interested in leasing the dry area. The proposed work from Cherenzia is necessary for the submission to DEM to fix/repair the wetlands. For regulatory reasons, permits are required to do alteration work. Proposal have been made for all phases of work, phase I contract is \$29,600.00. Councilman Narducci stated that as negotiations progress with the lessee, it is imperative that he meet the principals.

Cliff Wood made a motion to approve the consultant contract. Julius Kolawole seconded. The motion carried unanimously. **Resolution 2013- was adopted.**

Item 5: Helping Hands, a new to RI non-profit, has offered \$12,500 to purchase 143 Adelaide Avenue. Mr Gralnek stated that \$12,500 is the approximate appraised value and that full disclosure regarding local rules will be included in the sale packet. Julius Kolawole asked about the type of clients Helping Hands serves. Mr. Gralnek advised that Helping Hands deals with low to moderate income housing, similar to SWAP and West Elmwood. Yahaira Placencia made a motion to approve the sale as presented, seconded by Julius Kolawole. The motion carried unanimously. **Resolution 2013- was adopted.**

Item 6: Information Only – Mr. Gralnek has been in discussion with the Highlander Charter School (K-8) on the south side of Providence. They have been considering adding grades 9-12 and are looking at locations near the current facility. The Elmwood Community Center (with plans to be phased down and out due to declined use) is down the street. The site would require environmental testing, which is needed for education bond financing. The intention is to vote to transfer Elmwood Community Center to PRA, and then to Highlander. The agency would contract the services of Resource Controls for approximately \$17,000 for the Elmwood Community Center underground storage tank(s) removal and building materials inventory. The agency would be reimbursed for the contract, which will involve 3 or 4 phases. Cliff Wood made a motion to approve the request as presented. Yahaira Placencia seconded. The motion carried unanimously. **Resolution 2013- was adopted**

Item 7: Sean Creegan stated that this item is no longer an issue at this stage.

Item 8: Sean Creegan presented follow up information regarding taking tax title for 68 Joslin Street, 113 Bowdoin Street, 65 Harriet Street, 432 Prairie Avenue, 433 Prairie Avenue and 79 Marshall Street. Tax title of said properties is either held or will be held by the Agency. A motion was made by Cliff Wood to approve the resolution as presented and seconded by Yahaira Placencia. The motion carried unanimously. **Resolution 2013- was adopted**

Item 9: Loutitt site – Don Gralnek stated that previously the board had authorized Cherenzia to provide investigatory work at the site. DEM has reiterated their desire for the Agency to quantify and provide an action plan. This work will be done next week. The excavation will open the soil. Discussions have taken place with a potential lessee/buyer, Urban Green [depending on the excavation results]. If the excavation does not show much remediation need and costs are low enough, we can pursue sale/lease of the property. Once the report is back we can proceed with discussions/plans.

Item 10: 100 Washington Street – Mr. Gralnek stated that when the purchase of 100 Washington Street went through, the Agency's blanked casualty insurance would cover. It was discovered that casualty insurance does not exist in our current policy. The quote received through the Agency's insurance broker is for 6 months/ \$4,000.00. the cost is high due to the fact that the building is old and does not have sprinklers. Hopefully in 6 months the building will be sold. The coverage is based on a \$400,000 value. The Agency will be refunded part of the premium if the property is sold by year end. Cliff Wood made a motion to approve casualty insurance in the amount of \$4,000 for 100 Washington Street. Yahaira Placencia seconded. The motion carried unanimously. **Resolution 2013- was adopted.**

Item 11: Don Gralnek spoke of the consideration of some form of public market in Providence. Discussions are focused around Parcel 12 (with frontage on Memorial, Exchange Terrace and Exchange Street). Based on historical data, the lot cannot be sold and there are underground impediments. Downtown may be in need of a more permanent 3 or 4 season urban market. An urban market is a hub of economic activity; convenient to tourists, Waterfire, downtown workers and others. Based on these thoughts, a public market study would be prudent. Mr. Gralnek proposes to contract with Durkee Brown to conduct the study. The \$10,000 study would entail

Phase 1 (\$3,000) site review and information gathering. If viable, Phase 2 (\$7,000) would provide a sketch of the program and conceptual special design work for the notion of a farmers market downtown. A question was raised regarding the procurement of Durkee Brown for the project. There was not a bid process, however Mr. Gralnek assured the Board that if this project comes to fruition, the project will go through the bid process. Councilman Principe noted that the Agency should go to market with all projects.

Julius Kolawole made a motion to approve the architectural service contract with Durkee Brown as presented. Yahaira Placencia seconded. The motion carried unanimously. **Resolution 2013- was adopted**

**Item 12: Motion to adjourn into Executive Session pursuant to R.I General Laws 42-46-5(A)(5)**

Item15: There were no actions taken in Executive Session.

Councilman Narducci made a motion to seal the minutes of the Executive Session and adjourn, which was seconded by Julius Kolawole. The motion passed unanimously. The meeting ended at 5:15p.m.