

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
Thursday, July 18, 2013  
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, July 18, 2013 at 3:32p.m.

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

Absent at time of roll call: Jesse Kenner and Julius Kolawole

Others in attendance: Donald Gralnek, Executive Director; Darcy Charleson, Recording Secretary; Sergio Spaziano, Legal Liaison- City of Providence Law Department; Sean Creegan, City of Providence Law Department; Zach Darrow and Jon Restivo, Darrow Everett; Bonnie Nickerson, DPD Director of Long Range Planning

**APPROVAL OF MINUTES:**

Minutes were not available at the time of meeting. Minutes will be presented for consideration at the next meeting.

**BILLS AND COMMUNICATIONS:**

Don Gralnek presented the following invoices:

**Item 4:** Cavanaugh Landscaping - monthly maintenance fee

**Item 5:** Peter M Scotti– appraisal 421 Elmwood Avenue

**Item 6:** Peter M Scotti – appraisal 100 Washington Street

**Item 7:** Ward 10 Neighborhood Improvement Fund- Latino Public Radio

**Item 8:** Moses Afonso Ryan – PRA parcels

**Items 9& 10:** National Grid Gas – payments for 421 Elmwood Avenue

**Item 11:** DOT – charges incurred by the City department of Arts, Culture and Tourism for July 4th security detail in 2012 and 2013 for the India Point Park event(s) not budgeted by City – Stuart MacDonald advanced the funds for payment. Mr. Gralnek assured the Board the funds will be properly budgeted for FY 2014 and will not be presented in the future. After a brief discussion it was decided that this is not a PRA activity and this will be treated as a loan that is to be repaid. Mr. DeRentis requested that the loan be properly documented and the date of anticipated payback be provided regarding said loan.

**Item 12:** LexisNexis – Mr. Gralnek explained that Jim Bennett [Director of Economic Development] has contracted with LexisNexis to assist in attracting businesses to Providence. The invoice relates to connection to services. Mr. DeRentis asked why PRA would pay for this

and Mr. Gralnek advised that the PRA is the only agency with cash. Jim DeRentis noted that Economic Development initiatives and expenses do not fall under the PRA's charge and should be paid by the PEDP. He noted PEDP has the funds for these expenses, however, due to compliance issues the funds are currently frozen. Mr. DeRentis requested PRA pay this invoice as presented under the condition that it is to be treated as a loan with proper documentation and repayment terms.

**Item 13:** Narragansett Bay Commission – 421 Elmwood Avenue

A motion was made by Cliff Wood to pay the bills as presented with the requested documentation of loans on items 11 and 12. Ms. Placencia seconded the motion. The motion carried.

### EXECUTIVE DIRECTOR'S REPORT

**Item 14:** Mr. Gralnek described the services provided by Jim Nellis for marketing assistance to Jim Bennett to assist in developing a call list to identify candidates for site selection of businesses. The \$4,000.00 invoice is to be paid at the end of August based on successful matches. After board discussion it was decided to treat this expense as a loan to PEDP. Approval is subject to repayment of the loan by PEDP. Documentation of the loan and repayment terms was requested by the board. A motion was made to approve payment with appropriate loan documents by Councilman Principe and seconded by Yahaira Placencia.

**Item 15:** Informational - Mr. Gralnek reviewed the loan requests that have been presented to the PRA by non-profit agencies for bridge purposes. The City Solicitor expressed an opinion that the PRA was not authorized to provide such loans. The loans are currently being reviewed by the Housing Department for possible loan programs that will work for all involved.

**Item 16:** Bonnie Nickerson, Director of Long Range Planning presented the board with an introduction to the concept of 'Tactical Urbanism' and how these urban interventions can benefit Providence. Ms. Nickerson proposed a 3-year plan to the Agency with an annual investment of \$50,000 supporting projects with strong community partners. The Board would also serve in an approval role [with an advisory board] to screen applicants and rank projects. Discussion ensued, board members expressed support. Cliff Wood made a motion to approve the request as presented. Yahaira Placencia seconded. The motion passed unopposed. Resolution 2013-15 was adopted.

**Item 17:** S992 was passed through legislation; however, the Governor vetoed the bill. The bill would have allowed the PRA to create opportunities to businesses and to respond to their needs.

**Item 18:** Informational – A tour of ProvPort will be scheduled in the near future.

**Item 19:** 100 Washington Street – In an effort to enhance visual interest and support public art, Arts Culture and Tourism procured an artist and artwork is to be commissioned for the building frontage. The cost is \$500.00. It was noted that the City received a \$75,000 grant for improvements to Washington Street. The \$500 paid to the artist will go towards the City match

to the grant. Councilman Principe made a motion to approve the request, Cliff Wood seconded. The motion carried unanimously.

**Item 20:** Informational - 688 Broad Street- Mr. Gralnek has spoken with various City Council representatives and others regarding the vacated temple at 688 Broad Street. The PRA has been asked to act as a placeholder for the property. The purchase price is \$50,000 (payments of \$25,000 per year for 2 years). CDBG funds could be used to support the acquisition and capital repairs would be done through an outside agency. Mr. Gralnek informed the Board the Mayor's office is aware of this opportunity and see this as a valuable piece of Providence history that should be protected.

Skip to

**Item 26:** Informational – update of PRA lots – Mr. Gralnek advised that some properties have been cleared by the Council and will close in the near future. Other properties in process will take longer, as the Council does not meet in August.

**Items 21 and 22:** Sergio Spaziano advised the Board that these items will not be discussed.

**Item 25:** Attorney Spaziano advised the Board that, in the absence of the Secretary of the Agency, meeting notices for the past three meetings were not posted properly and, therefore all actions made at said meetings require ratification. Attorney Creegan reviewed the actions that need to be ratified. A list of all motions requiring action was included as an attachment to the agenda. Cliff Wood made a motion to ratify the motions listed. Councilman Principe seconded. The motion carried unanimously. Resolution 2013-16

Yahaira Placencia made a motion to add an item to the agenda for informational purposes only as stated in RI General Law 42-46-6 sec. B. Cliff Wood seconded. The motion carried.

Informational - 100 Washington Street- Jim DeRentis informed the Board that the documents were signed by the Executive Director of the PRA in the absence of the Secretary. This action is granted in the bylaws of the Agency.

Items 21 and 22 will be discussed for informational purposes only. Cliff Wood made a motion to add the items to the agenda for informational purposes only, as stated in RI General Law 42-46-6 sec. B. Yahaira Placencia seconded. The motion carried.

**Item 21:** Informational –Mr. Gralnek provided the following information: A prospective buyer has been identified for 100 Washington Street. The proposed use would consist of 2 affordable housing units, one market rate townhouse, a bar/food service facility on the first floor and potentially a bowling alley in the basement. The prospective buyer and the partner contractor are reputable and wish to remain anonymous at this time. The purchase price discussed is close to what the Agency paid for the property. Mr. Gralnek noted that the property has limited uses and limited opportunity for revenue, hence the low offer/purchase price. The prospective buyers are currently researching federal, historical and other tax credits for the property. Improvements include exterior casement façade. Mr. Gralnek stated that, pending any unforeseen problems,

this sale could close in August and weatherproofing of the building would begin shortly thereafter.

**Item 22:** Informational - ProvPort – Mr. Gralnek provided an update regarding the LOI and the remaining issues that are being worked on. There are items to be taken to the City Council for approval. They are scheduled for mid to late September. Projects include paving over the land fill and using the space for parking. There are several good use opportunities to consider. Don Gralnek and Zach Darrow are working to improve the present situation with ProvPort as well.

**Item 23:** Mr. Gralnek advised the Board that this item is not relevant at this time and will not be discussed.

Mr. Gralnek began updating the Board regarding procedures for interaction with City's legal liaison and outside PRA counsel. Attorney Spaziano indicated the matter was not posted on the agenda and discussion promptly ended.

Councilman Narducci made a motion to adjourn, seconded by Councilman Principe. The meeting ended at 4:20p.m.