

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, September 12, 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, September 12, 2013 at 4:12p.m.

The meeting was called to order. Roll call was conducted. Present: Chairman Jim DeRentis, Jesse Kenner, Julius Kolawole, Yahaira Placencia

Absent at time of roll call: Cliff Wood, Councilman Nicholas Narducci and Councilman Bryan Principe

Others in attendance: Donald Gralnek, Executive Director; Darcy Charleson, Recording Secretary; Bonnie Nickerson, Director of Long Range Planning; Sergio Spaziano, City of Providence Law Department; Jon Restivo and Zach Darrow, Darrow Everett; John Boehnert, JMB Law Office

APPROVAL OF MINUTES:

Yahaira Placencia made a motion to approve both the August 8, 2013 and August 27, 2013 minutes which was seconded by Julius Kolawole. The motion passed unanimously and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS:

Don Gralnek presented the following invoices.

Item 4: Darrow Everett– legal \$23,150.00- transactional work and property sales

Item 5: Edwards Wildman – legal \$4,313.91- work related to ProvPort

Item 6: Operating costs for 425 Elmwood Avenue totaling \$529.01

Item 7: Cavanaugh Landscaping - \$6,500.00 – monthly lot maintenance. Contract ends in November. Agency is in process for new RFP.

Item 8: Spain Environmental Inc. - \$1,250.00 -closing of Bomes Theatre.

Item 9: Moses Afonso Ryan Ltd. – legal \$1,012.19- 2010 PRA miscellaneous parcel financing research

Item 10: Law offices of John M. Boehnert – legal \$13,050.00 – 2 transactions related to this meeting

Item 11: AS220 Youth - \$500.00 artist for the Arnold Building – approved in a prior session, the city changed direction and hired new organization to complete the work.

Yahaira Placencia made a motion to pay the bills as presented and discussed, Jesse Kenner seconded. The motion passed unanimously.

NEW BUSINESS

Item 12: Consideration of proposed “Urban Intervention” demonstration projects. City director of long range planning, Bonnie Nickerson presented three of the first six demonstration projects. “Pop Spots” is the working title for this branded initiative. Ms. Nickerson explained that these are small scale interventions within the city in this 3 year initiative. Six projects will be proposed and implemented this year. Later this year a press release and program launch will take place. Installation times for projects will vary.

Demonstration project 1 will be a parklet on Thayer Street. This area will create a mini public space located in a parking spot on Thayer Street. Planning has been working with Public Works and the parking administration. Project partner is the Thayer Street District Management Authority. The project partner will be responsible for maintenance, installation and storage of the parklet. The budget is \$10,000.00 and the installation will take place in March 2014.

Demonstration project 2 will be in Olneyville Square. The project partner is Olneyville Housing Corporation and the program involves strategic placement of large banners touting the culture, nightlife and industry of Olneyville Square. A local artist has designed a series of banners to be placed on construction fence sites. The impact is to beautify the square. Once the construction is completed on the sites, the banners may be taken down and reused on other sites around Olneyville. Maintenance, installation and storage of the banners will be the responsibility of Olneyville Housing Corporation. The budget is \$6,500.00 and the banners are ready for immediate production and installation.

Demonstration project 3 will take place in Trinity Square where the new RIPTA “R” line will launch in the spring of 2014. The partners are AS220 and SWAP. SWAP and the City will be responsible for ongoing maintenance and installation. This project will provide a cultural inventory on the corridor and will work with the artwork that will be used in the bus shelters. The artwork will be used to enliven the square and features three life sized figures designed by AS220 teens. Installation is slated for Fall 2013 prior to the ground freezing. The budget is \$10,000.00

Mr. Gralnek added that the demonstration projects will help to determine what works and what does not work for future projects. The projects chosen for the demonstration are all very different, all fit the budget and time criteria.

Julius Kolawole made a motion to approve the projects as presented. Yahaira Placencia seconded. The motion passed unanimously.

Item 13: Motion to approve amendment to PRA by-laws – Attorney Zachary Darrow reviewed the technical amendment to the PRA by-laws that would allow the Executive Director to sign contracts/agreements on behalf of the Agency subject to the approval and/or ratification by the Agency. A brief discussion ensued.

Jesse Kenner made a motion to approve the motion as presented. Yahaira Placencia seconded the motion. The motion passed unanimously. Resolution 2013-21 was adopted.

Item 14: Motion to approve sale of 1007 Broad Street – Attorney John Boehnert presented the details of the sales agreement of 1007 Broad Street to MEP & Sons, LLC. The closing is set for September 18, 2013. Mr. Gralnek added that the buyer is motivated to complete the necessary work in accordance with the contract and plans to open his restaurant immediately upon completion. Yahaira Placencia also added that she has personal knowledge of the buyer and his work ethic, acknowledging the buyer is a contributing member of the community.

Yahaira Placencia made a motion to approve the motion as presented. Julius Kolawole seconded. The motion passed unanimously. Resolution 2013-22 was adopted.

Item 15: Motion to approve sale of 100 Washington Street – Attorney John Boehnert presented the details of the sales agreement of 100 Washington Street. Due to the purchasers conditions of sale [regarding condemnation, as well as the receipt of external funding/grants] an option agreement may be needed. The closing is set for November 6, 2013. Plans for construction to begin April 7, 2014 and the anticipated completion date is October 7, 2014.

Julius Kolawole made a motion to approve the motion as presented. Jesse Kenner seconded. The motion passed unanimously. Resolution 2013-23 was adopted.

4:58 Julius Kolawole left the meeting.

Item 16: Information only - Consideration of lease to Oasis International at 600 Broad Street
Mr. Gralnek provided a history of the financial trouble related to 600 Broad Street and the current status of purchase/lease negotiations. Mr. Gralnek is hoping to reach an agreement with Oasis soon and present to the board at the October meeting. It is in the interest of the PRA to have a fair agreement between the two parties.

Yahaira Placencia made a motion to adjourn, seconded by Jesse Kenner. The meeting ended at 5:05p.m.