

**MINUTES OF THE ANNUAL MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, JANUARY 9, 2014
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency at 444 Westminister Street, Providence, Rhode Island on Thursday, January 9, 2014 at 4:08 p.m.

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

Absent at time of roll call: Vice Chair Cliff Wood

Others in attendance: Donald Gralnek, Executive Director; April Wolf, Secretary; Darcy Charleson, Recording Secretary; Sergio Spaziano, City of Providence Law Department; Bonnie Nickerson and Emily Kish, City of Providence planning department; Alison Lane and Zach Darrow, Darrow Everett; Ann Gooding and Amber Ilcisko; City of Providence economic development

Sergio Spaziano began by reminding the Board that the Annual Meeting and Election of Officers portion of the meeting comes first.

ANNUAL MEETING/ELECTION OF OFFICERS:

Chairman DeRentis presented the slate for the election of officers:

Chair – Jim DeRentis

Vice Chair – Cliff Wood

Secretary – Amber Ilcisko

Recording Secretary – Darcy Charleson

4:12PM Cliff Wood arrived.

Jim DeRentis was nominated as Chairman by Councilman Narducci, seconded by Jesse Kenner.

Cliff Wood was nominated as Vice Chairperson by Councilman Narducci, seconded by Jesse Kenner.

April Wolf was nominated as Secretary by Councilman Narducci, seconded by Councilman Principe.

Amber Ilcisko was nominated as Secretary by Jesse Kenner, seconded by Julius Kolawole.

Votes for Amber Ilcisko

Jim DeRentis – yes

Cliff Wood – yes

Jesse Kenner- yes

Julius Kolawole – yes

Yahaira Placencia – yes
Nicholas Narducci – no
Bryan Principe – abstain

Votes for April Wolf

Jim DeRentis – no
Cliff Wood – no
Jesse Kenner- no
Julius Kolawole – no
Yahaira Placencia – no
Nicholas Narducci – yes
Bryan Principe – abstain

Chairman DeRentis announced Amber Ilcisko as Secretary of the Agency.

Mr. Gralnek then reviewed the schedule of meetings for the 2014 year. Meetings are set for the second Thursday of each month.

Mr. Gralnek presented a budget for 2014. He states a revised budget will be presented for approval at the February meeting.

Chairman DeRentis asked the 2014 meeting calendar to be approved. Councilman Principe made a motion to approve, Mr. Wood seconded. The motion passed unanimously.

BILLS AND COMMUNICATIONS

Don Gralnek briefly reviewed and presented the following invoices:

Item 4: Peter M. Scotti & Assoc. \$2,512.95 – clean out of prior tenant merchandise

Item 5: ASG Planning – 5,000.00 contract payment housing trust matters

Item 6: Edwards Wildman - \$10,796.89 legal ProvPort matters/lease required revisions/trust indentures

Item 7: Law Offices of John M. Boehnert - \$9,975.00 various projects legal

Item 8: RDW Group - \$3,000.00 retainer for communications assistance

Item 9: Cherenzia & Assoc. - \$14,692.50 contract payments involving American Tourister, Gorham and Loutitt

Item 10: Silva Constable Service - \$312.00 serve process on behalf of solicitor's office

Item 11: First Southwest Asset Management – \$5,000.00 arbitration calculation- bond dispute that will be repaid to the agency. Technically, a penalty payment to be repaid which has been tentatively agreed upon with the IRS.

Item 12: Darrow Everett LLP - \$44,253.00 October and November legal bills. Mr. Gralnek stated the amount contains some reimbursements (\$28,000.00)

Yahaira Placencia made a motion to pay the bills as presented. Cliff Wood seconded. The motion passed unanimously. Resolution 2014-1 was adopted

APPROVAL OF MINUTES:

Cliff Wood made a motion to approve the December 12, 2013 minutes which was seconded by Councilman Principe. The motion passed unanimously and the minutes were approved as submitted.

EXECUTIVE DIRECTOR'S REPORT

Item 13: Mr. Gralnek presented updates on a Farmers Market downtown. A number of partners have been identified, including Durkee Architectural Firm, Roger Williams University, Johnson and Wales University, Providence Parks Department, the Providence Foundation, Farm Fresh Rhode Island, and the I-195 Commission. There are four sites being considered.

Item 14: Arnold Building status- the closing took place on December 20, 2013. There were not issues with code compliance. The business plan includes two commercial spaces below and three apartments above. Mr. and Mrs. David Stem are the purchasers.

Item 15: Preservation Revolving Fund: Mr. Gralnek described a deconstruction loan with Olneyville Housing to begin February. The project will be an investment in assisting in the undertaking of, sometimes costly, the preservation and renovations of buildings that are not compliant with the code. Technical assistance will be provided by the Revolving Fund; more information to come in February.

Item 16: Information only – Mr. Gralnek will be providing a summary of PRA power and authority, as well as limitations at the next PRA meeting in February.

Item 17: Mr. Gralnek provided a list of properties sold in 2013 as well as the values of each property.

Item 18: Designation of Everett Bianco as PRA landscape maintenance contractor – Councilman Narducci raised the question of potential conflict of interest, due to the fact that Mr. Bianco serves in a paid position on the licensing board and will be receiving payment from the PRA. Legal counsel Sergio Spaziano stated that he would look into the potential conflict and advise the board.

NEW BUSINESS

Item 25: Motion to approve the Davol Square Redevelopment Plan, which encompasses Plat 21, Lots 429, 430, 440, 438, and 439, and refer the same to City Council. Mr. Gralnek states the Agency is not asking of anything, but the City Council to accept the plan. He continued to describe the plan in place, and requested Board approval to move forward. Cliff Wood made a motion to approve the redevelopment plan as presented. Julius Kolawole seconded. The motion carried unopposed. Resolution 2014-2 was adopted.

Item 26: Motion to approve changes (and implementation of said changes by the executive director) to PRA Housing Trust Program – Consultant Anne Galbraith presented a matrix summarizing the current eligibility terms and status as well as changes to the program and policy changes. Councilman Narducci expressed a number of questions. Carla Destefano of SWAP addressed the Board with concerns of Ms. Galbraith’s proposal. Due to the amount of question and concern, Chairman DeRentis stated that due diligence must be done and the completed/corrected program is to be presented in February.

Item 27: Mr. Gralnek requested the item be deferred.

5:50PM Councilman Narducci left the meeting.

Item 28: Motion to Pop-Up Providence – Mr. Gralnek advised that no action will be taken today. Emily Kish presented an overview of Pop-up Providence work and explanation.

Item 29: Motion to approve contract with RDW for communications/policy assistance; Councilman Principe made a motion to approve the resolution as presented. Cliff Wood seconded. The motion carried. Resolution 2014-3 was adopted.

Item 30: Motion to approve contract with Cherenzia& Associates to do a metes and bounds survey of the Davol Square Redevelopment Plan area - Councilman Principe made a motion to approve the resolution as presented. Yahaira Placencia seconded. The motion carried. Resolution 2014-4 was adopted.

Item 31: Motion to approve carry-on contract with Anne Galbraith Associates for housing loan program assistance- the contract will provide for internal clean up and staff training. Ms. Galbraith will also devise a checking program in order to remain compliant and perform random checks to see how programs are administered post-closing. Councilman Principe made a motion to approve the resolution as written. Cliff Wood seconded. Motion carried unopposed. Resolution 2014-5 was adopted.

Item 32: Motion to approve two grant applications to federal EPA totaling \$400,000.00 for site remediation at American Tourister site and commitment by PRA to provide \$80,000.00 in matching fund if applications are approved. A brief description of the grants was described by Mr. Gralnek. Yahaira Placencia made a motion to approve the resolution as presented. Julius Kolawole seconded. The motion carried. Resolution 2014-6 was adopted.

Julius Kolawole made a motion to adjourn, seconded by Yahaira Placencia. The meeting ended at 6:05p.m.