

**MINUTES OF THE REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, MARCH 13, 2014
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency, located at 444 Westminster St., Providence, RI on Thursday, March 13, 2014 at 4:05PM.

Board members present at roll call: Chairman Jim DeRentis, Julius Kolawale, Yahaira Placencia, and Councilman Bryan Principe.

Absent at roll call: Vice Chair Cliff Wood, Councilman Nicholas Narducci, Jesse Kenner

Others in attendance: John Boehnert, Law Office of John Boehnert; Ann Galbraith, AG Consulting; Dante Bellini, Jr., RDW Group; Sean Creegan, City of Providence Law Department; Carla DeStefano, SWAP; Caitlin Frumerie, City of Providence Community Development; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Thomas Hoagland; Frank Shea, Olneyville Housing Corporation; Clark Shoettle, Providence Revolving Fund; Zachary Darrow, Darrow Everett; Councilwoman Sabina Matos

APPROVAL OF MINUTES

Yahaira Placencia made a motion to approve the minutes of the meeting on January 9, 2014, and Julius Kolawale seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Jesse Kenner arrived at 4:07PM.

BILLS AND COMMUNICATIONS

Mr. Gralnek noted the bills and communications were categorized by "ratified" and "new bills." He asked the Board to disregard agenda items 20 and 24. He discussed agenda item 22 was for interns, and item 25 was not the full amount owed.

Chairman DeRentis divided the approval into two votes.

Yahaira Placencia made a motion to approve the ratified bills and Julius Kolawale seconded; the motion ratified unanimously.

Yahaira Placencia made a motion to approve all new bills with exception of items 20 and 24, and Julius Kolawale made seconded the motion. The motion ratified unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following items:

- Item 31- Opportunity Space proposal
- Item 32- Introduction of Amber Ilcisko as Recording Secretary
- Item 33- City Council Ordinance Committee hearing on February 18, 2014.
- Item 34- Steering Committee for the Downtown Farmers Market
- Item 35- Receipt of DEM Approval for final remediation at Loutitt Site
- Item 36- Eagle Square TIF and meeting with Councilwoman Matos

NEW BUSINESS

Mr. Gralnek discussed the following:

Items 37 and 38- Roger Williams University Law Students providing filing services and Pop-Up Providence Steering Committee and application criteria.

A motion was made to ratify agenda item 37, the hiring and payment of Roger Williams Law Students for filing services, by Yahaira Placencia, and Bryan Principe seconded the motion. The motion was ratified unanimously.

A motion to ratify agenda item 38, the approval of the application criteria for Pop-Up Providence, was made by Yahaira Placencia and seconded by Julius Kolawale. The motion was ratified unanimously.

Item 39- PRA Housing Fund Programs. Ann Galbraithe presented to the Board; Ms. Galibraithe explained the new rules and regulations, handbook, loan documents, and internal review procedure.

A motion to approve agenda item 39, the PRA Housing Fund Program and its documents and regulations, was made by Yahaira Placencia, and seconded by Bryan Principe. The motion was approved unanimously.

Item 40- RIPTA bus shelter relocation to along sidewalk on 5 Exchange St.

A motion to approve agenda item 40, the relocation of RIPTA bus shelters to along the sidewalk on Exchange St., was made by Yahaira Placencia, and seconded by Jesse Kenner. The motion was approved unanimously.

Item 41- New Providence Revolving Fund (PRF) Historic Preservation Loan Program. Tom Hoagland and Clark Shoettle presented to the Board. They explained the regulations and program administration.

A motion to approve agenda item 41, the new PRF Historic Preservation Loan Program investment of \$200,000, was made by Bryan Principe, and seconded by Julius Kolawale. The motion was approved unanimously.

Item 42- Expenditures of up to \$20,000 from Eagle Square TIF account for demolition of an existing dilapidated warehouse along bikeway in Riverside Park.

A motion to approve agenda item 42, \$20,000 from the Eagle Square TIF account for demolition of a dilapidated building along the bikeway in Riverside Park, was made by Yahaira Placencia, and seconded by Bryan Principe. The motion was approved unanimously.

Item 43- Acceptance of title to Flynn School, located at 220 Blackstone St., Providence, Rhode Island from the City of Providence, The Agency will be responsible for marketing the property, recouping expenses, and splitting net proceeds with the City. In addition, the Agency will send a letter of support to the City Properties Committee.

A motion was made by Bryan Principe to approve agenda item 43. This entails the Agency accepting the title to Flynn School, at 220 Blackstone St. from the City of Providence and managing the market and sale of the property then dividing the net proceeds with the City, in addition, the PRA will send a letter of information and support to the City Properties Committee. It was then seconded by Julius Kolawale. The motion was approved unanimously.

Item 44- Revised budget for 2014.

A motion was made by Yahaira Placencia to approve agenda item 44, the revised budget of the Agency for 2014, and was seconded by Julius Kolwale. The motion was approved unanimously.

Item 45- Payment on behalf of the City of Providence to Providence Housing Authority for work by EJP Consulting Group, LLC of \$10,000.00 for administering Providence's 2010 Choice Neighborhood Planning Grant.

A motion was made by Bryan Principe to approve agenda item 45, the payment of \$10,000.00 on behalf of the City to Providence Housing Authority for the work by EJP Consulting Group, LLC for their work on administering Providence's 2010 Choice Neighborhood Planning Grant, seconded by Yahaira Placencia. The motion was approved unanimously.

Item 46- 2014 list of properties to be sold and marketed by Peter Scotti Associates.

A motion was made by Yahaira Placencia to approve agenda item 46, the list of PRA properties for sale in 2014 and the hire of Peter Scotti Associates for the market and sale of listed properties, was seconded by Julius Kolawale. The motion passed unanimously.

Item 47- Loan agreement for demolition at 79 Marshall St., Providence, Rhode Island. Sean Creegan presented.

A motion to approve agenda item 47, a loan agreement for the demolition of 79 Marshall St., was made by Yahaira Placencia, and seconded by Julius Kolawale. The motion passed unanimously.

Item 48 and 49-were discussed and voted together. The transfer of Public/Prairie properties to Rhode Island Housing at no cost and the approval of the lease with Rhode Island Housing regarding 36 Cromwell and the sublease same to Cromwell Ventures for automobile parking and attendant improvements.

A motion to approve agenda items 48 and 49, which entails the transfer of Public and Prairie properties to Rhode Island Housing at no cost and the lease of 36 Cromwell St. with Rhode Island Housing, and sublease to Cromwell Ventures, were made by Julius Kolawale, and a second motion was made by Yahaira Placencia. The motion passed unanimously.

Item 50- Umicore lease amendments to remove Courthouse from the lease, the Agency will then create a legal parcel, and Mr. Gralnek will market the Courthouse property. In addition, the PRA will make a payment of \$100,000 to Umicore per 2011 agreements.

A motion to approve agenda item 50, amending the lease with Umicore, located at 50 Sims St. to remove Courthouse, to authorize the Executive Director to begin to market the Courthouse property, and the payment of \$100,000.00 to Umicore in accordance with their 2011 agreement, was made by Yahaira Placencia and seconded by Bryan Principe. The motion unanimously passed.

Item 51- Landscape maintenance contract with Everett Bianco.

Councilman Principe requested the vote be postponed for further discussion.

EXECUTIVE SESSION- POSTPONED UNTIL THE NEXT MEETING ON APRIL 10, 2014.

ADJOURMENT

Julius Kolawale made a motion to adjourn, and Jesse Kenner seconded the motion.

The meeting at adjourned at 5:17PM.