

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, APRIL 10, 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, April 10, 2014 at 4:02PM.

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

Absent at roll call: Vice Chair Cliff Wood, Councilman Bryan Principe, and Jesse Kenner

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, Jr., RDW Group; Phil Lascoe, RDW Group; Sean Creegan, City of Providence Law Department; Carla DeStefano, SWAP ; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Frank Shea, Olneyville Housing Corporation; Councilman Luis Aponte, Jon Savage, Sheckman Halperin Savage LLP; Douglas Giron, Sheckman Halperin Savage LLP; Alisha Pina, Providence Journal; April Wolf, City of Providence Planning Department;

APPROVAL OF MINUTES

Nicholas Narducci made a motion to approve the minutes of the meeting on March 13, 2014, and Julius Kolawale seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Councilman Bryan Principe arrived at 4:06PM.

BILLS AND COMMUNICATIONS

Mr. Gralnek delivered a brief overview of the listed bills to be paid.

Nicholas Narducci made a motion to approve the bills, and Yahaira Placencia seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 12- Closings of loan to Cromwell Ventures and sublease for 36 Cromwell St. There was no action taken by the board.

Item 13- South Street landing status. There was no action taken by the board.

Item 14- Down payment assistance program and meeting with Rhode Island Housing There was no action taken by the board.

Item 15- Possible future partnership with Rhode Island Housing in managing all down payment assistance programs. There was no action taken by the board.

Item 16- City Council Properties Committee action regarding Flynn School. There was no action taken by the board.

Item 17- Request for proposal for two on-call contractors. There was no action taken by the board.

Vice Chair, Cliff Wood arrived at 4:11PM.

Item 18- Possible purchaser of 31 Myrtle St. There was no action taken by the board.

Item 19- 39 Transit St. There was no action taken by the board.

NEW BUSINESS

Mr. Gralnek discussed the following:

Item 20- Lease with option to purchase for 62 Saratoga St. with African Alliance.

Julius Kolawole recused himself from vote.

A motion was made to approve agenda item 20, the agency entering a two to three year lease with the African Alliance for the property located at 62 Saratoga St., by Yahaira Placencia, Cliff Wood seconded the motion. The motion was approved unanimously.

Item 21- Collection of Heritage Harbor Museum note, PRA will act as guarantor for Providence Economic Development Partnership for lawyer fees.

A motion was made to ratify agenda item 21, where the PRA will act as the guarantor on behalf of the Providence Economic Development Partnership in collection of the Heritage Harbor Museum note and payment of lawyer fees by Cliff Wood, and seconded by Yahaira Placencia. The motion was ratified unanimously.

Item 22- Retention of Jon Savage of Schectman, Halperin, and Savage, as acting PRA counsel in connection with the marketing and sale of Flynn School. Mr. Savage presented to the board.

A motion was made to approve agenda item 22, retaining Jon Savage as acting legal counsel for the PRA pertaining to the marketing and sale of Flynn School, by Nicholas Narducci, and seconded by Yahaira Placencia. The motion was approved unanimously.

Item 23- Entering into a landscaping contract with Everett Bianco.

A motion was made to approve agenda item 23, a landscaping contract with Everett Bianco, by Cliff Wood, and seconded by Yahaira Placencia. Nicholas Narducci opposed the motion, and Bryan Principe abstained. The motion was passed.

Item 24- Hiring three summer interns for the months of June, July, and a portion of August for the amount of \$3,000.00, (\$1,000.00 per intern).

Bryan Principe made a motion to approve agenda item 24, the hiring of three summer interns, and the motion was seconded by Cliff Wood. The motion was approved unanimously.

Item 25- Approval of the return of \$25,000.00 deposit to SWAP for the completion of 500 Broad St.

Bryan Principe made a motion to approve agenda item 25, the return of \$25,000.00 to SWAP for completion of 500 Broad St. Yahaira Placencia seconded the motion. The motion passed unanimously.

Bryan Principe made a motion to adjourn the regular meeting and enter executive session to discuss possible litigation pursuant to RI Gen. Laws § 42-46-5(A)(2). The motion was seconded by Cliff Wood.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- yes

Nicholas Narducci- yes

Bryan Principe- yes

Jesse Kenner- not present

EXECUTIVE SESSION

The Providence Redevelopment Agency entered executive session at 4:49PM.

Board members present at roll call: Chairman James DeRentis, Vice Chairman Cliff Wood, Julius Kolawole, Yahaira Placencia, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Jesse Kenner.

Bryan Principe made a motion to end Executive Session. Nicholas Narducci seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman James DeRentis, Vice Chairman Cliff Wood, Julius Kolawole, Yahaira Placencia, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Jesse Kenner.

RETURN TO OPEN SESSION

Yahaira Placencia made a motion to return to Open Session. Cliff Wood seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman James DeRentis, Vice Chairman Cliff Wood, Julius Kolawole, Yahaira Placencia, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Jesse Kenner.

Mr. Gralnek reported actions taken during Executive Session, where the board agreed to allow him to take appropriate actions pursuant to the pending litigation. Yahaira Placencia made a motion to allow Mr. Gralnek to take appropriate actions pursuant to the pending litigation. Bryan Principe seconded the motion. The motion passed unanimously.

Yahaira Placencia made a motion to seal the minutes of the Executive Session. Julius Kolawole seconded the motion. The motion passed unanimously.

ADJOURNMENT

Nicholas Narducci made a motion to adjourn the meeting. The motion was seconded by Cliff Wood. The meeting adjourned at 5:09PM.