

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, MAY 8, 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, May 8, 2014 at 4:08PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Julius Kolawale, Jesse Kenner, Councilman Bryan Principe, and Councilman Nicholas Narducci.

Absent at roll call: Yahaira Placencia.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Colleen Dupre, City of Providence Planning Department; Dante Bellini, Jr., RDW Group; Phil Lascoe, RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Frank Shea, Olneyville Housing Corporation; Bonnie Nickerson, City of Providence Planning Department; Emily Kish, City of Providence Planning Department; Dominic Shelzi, Omni Development Corp.; Sue Courtemanche, Vanasse Hangen Brustlin, Inc.; Howie Schneider, The Steel Yard; Councilwoman Sabina Matos; Zack Darrow, Darrow Everett; Rob Stolzman, Adler Pollack and Sheehan PC;

APPROVAL OF MINUTES

Nicholas Narducci made a motion to approve the minutes of the meeting on April 10, 2014, and Bryan Principe seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Chairman DeRentis announced agenda item 25 regarding One Fox Place would not be addressed at the meeting.

BILLS AND COMMUNICATIONS

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

He mentioned item 4 was general work, item 5 was ongoing retainer bill with RDW, item 6 was general work, item 7 was for an appraisal for the property for the African Alliance, item 8 was for previous work, item 9 was for a standing agreement with Pilgrim Title Insurance company in regards to housing loans, item 10 was for ongoing work at Gorham, item 11 was for ongoing work at Louttit, item 12 was for Umicore, and item 13 was to be ratified to utilize a database of properties in the City with Opportunity Space.

Bryan Principe made a motion to approve the bills, and Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 14- status of the South Street Landing project.

Item 15- status of the Louttit Site in relation to Urban Greens.

Item 16- update on the Flynn School after presentation to the City Council Properties Committee.

Item 17- Umicore site update in relation to the lease concerning the removal of the "traffic court building" and extension of the lease for three years. He discussed a re-alignment of a truck easement, and creating a new parcel for the "traffic court building."

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Items 18 and 20 were discussed together due to their likeness. Councilwoman Matos presented on both matters. Agenda item 20 was heard first, where the Councilwoman presented her plans and priorities for the amount set aside from the Eagle Square TIF.

Bryan Principe made a motion to approve the Councilwoman's plan for the expenditure of the funding from the Eagle Square TIF. The motion was seconded by Nicholas Narducci. The motion was approved unanimously.

Councilwoman Matos stated a portion of the funding, \$20,230.00, would be to assist the Steel Yard in necessary repairs. Howard Sneider presented on behalf of the Steel Yard.

Cliff Wood made a motion to approve the expenditure of \$20,230.00 for repairs at the Steel Yard from the Eagle Square TIF fund as proposed by Councilwoman Matos. Bryan Principe seconded the motion. The motion was approved unanimously.

Item 19- the sale of four Agency owned properties: 234 Laurel Hill Ave and 148 Pocasset Ave, (\$65,000.00), 61 Wilson St. (\$6,500.00), 23 Millard St. (\$6,000.00), and 31 Myrtle St. (\$20,000.00).

Bryan Principe made a motion to approve the sale of 234 Laurel Hill Ave, 148 Pocasset Ave, 61 Wilson St., 23 Millard St., and 31 Myrtle St. Cliff Wood seconded the motion. The motion was approved unanimously.

Item 21- hiring Michael Lepore as Consultant for 37.5 days at \$28/hour.

Julius Kolawole made a motion to approve hiring Mr. Lepore for 37.5 days at \$28 per hour. Cliff Wood seconded the motion. The motion was approved unanimously.

Item 22- Pop-up Providence projects selected by the Pop-up Providence Steering Committee. Emily Kish presented eight projects chosen and two alternates.

Cliff Wood made a motion to approve the Pop-up Providence projects chosen by their steering committee. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 23- revising the Charles Street Redevelopment plan to include 22, 34, and 36 Greeley St. Councilman Narducci presented.

Bryan Principe made a motion to approve the addition of 22, 34, and 36 Greeley St. to the Charles Street Redevelopment Plan. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 24- permission for the Executive Director to initiate discussions regarding the sale of Plat 27, Lot 286 for purposes of a community sports and recreation complex. Rob Stolzman presented.

Cliff Wood made a motion to approve, allowing Mr. Gralnek, the Executive Director, to discuss the sale of Plat 27, Lot 286 for a sports complex. Julius Kolawale seconded the motion. The motion was passed unanimously.

Item 25 was not discussed. There was no action taken by the Board.

Item 26- amendment to the lease with the City in connection with the Miscellaneous Parcels Bond, which will reaffirm and clarify the City's ability and intent to sublease the parcels back to the PRA, allow for the substitution of other properties of equal or greater value for the parcels subject to the lease, and permit the PRA to more easily withdraw and sell parcels to private developer and be compensated for the same; affecting properties AP 78 Lot 448, AP 12 Lot 120, and AP 56 Lots 288 and 332.

Nicholas Narducci made a motion to approve the amendment to the lease with the City in connection with Miscellaneous Parcels Bond, affecting properties AP 78 Lot 448, AP 12 Lot 120, and AP 56 Lots 288 and 332. Julius Kolawale seconded the motion. The motion was passed unanimously.

Nicholas Narducci made a motion to adjourn the meeting; the motion was seconded by Julius Kolawale. The motion was passed unanimously.

The meeting adjourned at 5:19PM.