

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
THURSDAY, JULY 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 Westminister St., Providence, RI on Thursday, July 10, 2014 at 4:03PM.

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

Absent at roll call: Jesse Kenner.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Colleen Dupre, City of Providence Planning Department; Dante Bellini, Jr., RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Sue Courtemanche, Vanasse Hangen Brustlin, Inc.; Lisa Primiano, City of Providence Law Department; Tom Moses, Moses Afonso Ryan; Douglas Giron, Shectman Halperin Savage, LLP; John Boehert, Law Offices of John M. Boehert; James Karam, First Bristol Corporation; Jeff Karam, First Bristol Corporation; Pat Rogers, Hinkley Allen Snyder, LLP; Joe Paolino, III, Intern.

**EXECUTIVE SESSION**

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. The motion was passed unanimously.

**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

The Providence Redevelopment Agency entered executive session at 4:05PM.

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**

Cliff Wood made a motion to end Executive Session and return to Open Session at 5:03PM. Julius Kolawole 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.

Cliff Wood left the meeting at 5:05PM.

Mr. Gralnek reported actions taken during Executive Session, where the Agency considered the details for the items in Executive Session- agenda item 34. The Board voted to expend funds to resolve the litigation and invest in the subject property.

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

## **APPROVAL OF MINUTES**

Yahaira Placencia made a motion to approve the minutes of the meeting on June 12, 2014, and Bryan Principe seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

## **BILLS AND COMMUNICATIONS**

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

He mentioned items 8 and 9, along with items 26 and 27 in New Business - are for the pursuit and marketing of Flynn School.

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

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Gralnek discussed the following agenda items:

Item 17- PRA down payment assistance loans and changes in mean testing and loans; no action was taken by the Board.

Item 18- a request from the Olneyville Housing Company for expenditures of the Eagle Square TIF funds for purchase of existing housing from Nickerson Gardens; no action was taken by the Board.

Item 19-status of 804-814 Broad St.; no action was taken by the Board.

Item 20- Umicore site updates; no action was taken by the Board.

Item 21-actions taken on "sliver lots" or lots with no value owned by the Agency; no action was taken by the Board.

### **NEW BUSINESS**

Mr. Gralnek presented the following items of new business:

Item 22-the authorization of the Executive Director to negotiate and execute the sale of 56 Heath St. for \$5,000.00 to Mark Baumer.

Yahaira Placencia made a motion to approve the authorization of the Executive Director to negotiate and execute the sale of 56 Heath St. for \$5,000.00 to Mark Baumer; the motion was seconded by Julius Kolowale. The motion was passed unanimously.

Item 23- the authorization of the Executive Director to negotiate the lease with option to purchase of parcel 12, 5 Exchange St. with First Bristol Corporation for a hotel. Tom Moses and James Karem presented.

Yahaira Placencia made a motion to approve the authorization of the Executive Director to enter negotiations of a lease with an option to purchase for the property located at 5 Exchange St. (Parcel 12) with First Bristol Corporation; the motion was seconded by Julius Kolowale. The motion was passed unanimously.

Item 24- the evaluation criteria for a request for proposal (RFP) for the sale and purchase of the Flynn School, located at 220 Blackstone St. Douglas Giron presented.

Julius Kolowale made a motion to approve the evaluation criteria for a request for proposal (RFP) for the sale and purchase of the Flynn School, located at 220 Blackstone St. Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 25- a contract with Vanasse Hangen Brustlin, Inc. (VHB) for the proposal for the site civil design and permitting services for 345 Harris Ave. in the amount not to exceed \$10,040.00.

Bryan Principe made a motion to approve the contract with Vanasee Hangen Brustlin, Inc. (VHB) for the proposal for the site civil design and permitting services for 345 Harris Ave. in the amount not to exceed \$10,040.00.; the motion was seconded by Julius Kolowale. The motion was passed unanimously.

Item 26- a contract with Vanasse Hangen Brustlin, Inc. (VHB) for surveying at the Flynn School, located at 220 Blackstone St. for the amount not to exceed \$7,000.00.

Bryan Principe made motion to approve the contract with Vanasee Hangen Brustlin, Inc. (VHB) for surveying work at the Flynn School, located at 220 Blackstone St. for the amount not to exceed \$7,000.00, Julius Kolowale seconded the motion. The motion was passed unanimously.

Item 27- a contract with GZA Company for environmental testing, inventory, and oil tank removal at the Flynn School, located at 220 Blackstone St. in the amount not to exceed \$30,000.00.

Yahaira Placencia made a motion to approve the contract with GZA Company for the environmental testing, inventory, and oil tank removal at the Flynn School, located at 220 Blackstone St. in the amount not to exceed \$30,000.00.; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 28- amendments to the Charles Street Redevelopment Plan to include additional properties and to declare some of the properties blighted. John Boehnert presented.

Yahaira Placencia made a motion to amend the Charles Street Redevelopment Plan to include additional properties and to declare some of the properties blighted pending City Council approval. The motion was seconded by Julius Kolawole. The motion was passed unanimously.

Item 29- architectural work with Studio Luz Architects, LTD. on an urban food center for the amount of \$5,000.00 with the initial disbursement of \$2,500.00.

Bryan Principe made a motion to approve architectural work with Studio Luz Architects, LTD. on an urban food center for the amount of \$5,000.00 with the initial disbursement of \$2,500.00. Nicholas Narducci seconded the motion. The motion passed unanimously.

Item 30- amendment to the purchase and sale agreement entered into in September of 2005 regarding 235 Atwells Ave. and to approve amendment to bargain and sale deed conveying 235 Atwells Ave. as of December 9, 2005. Patrick Rogers presented.

Bryan Principe made a motion to approve the amendment to the purchase and sale agreement entered into in September of 2005 regarding 235 Atwells Ave. and to approve an amendment to the bargain and sale deed conveying 235 Atwells Ave. as of December 9, 2005; the motion was seconded by Nicholas Narducci. The motion was passed unanimously.

Item 31 and 32 were discussed and voted on together- authorization to accept the transfer of titles to the real properties located at 36 Thomas P. Whitten Way and 93 Cranston St.

Yahaira Placencia made a motion to accept the transfer of the titles to the real properties located at 36 Thomas P. Whitten Way and 93 Cranston St. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 33- acceptance of the title to 17 Gordon Ave from South Providence Redevelopment Corporation under the condition it is offered and free of any financial obligations.

Yahaira Placencia made a motion to accept the title to 17 Gordon Ave. from South Providence Redevelopment Corporation under the condition it is offered and is free of any financial obligation. Julius Kolawole seconded the motion. The motion was passed unanimously.

Yahaira Placencia made a motion to adjourn the meeting; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

The meeting adjourned at 6:07PM.