

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
THURSDAY, OCTOBER 9, 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, October 9, 2014 at 4:45PM.

Board members present at roll call: Vice Chair Cliff Wood, Jesse Kenner, Councilman Bryan Principe, and Yahaira Placencia.

Absent at roll call: Chairman Jim DeRentis, Councilman Nicholas Narducci, and Julius Kolawole.

Vice Chairman Cliff Wood presided in the absence of Chairman Jim DeRentis.

Others in attendance: Don Gralnek, Executive Director; Kathy Cosentino, Acting Secretary; Dante Bellini, Jr., RDW Group; Phil Lascoe, RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett, Sean Creegan, City of Providence Law Department; John Garrahy, Moses Afonso Ryan; Michael Weinberg, PRA Intern; Derek Mesollela, West Capital X, LLC; Jim Karam, First Bristol Corp.; Karen Grande, Edwards Wildman; Paul Grimaldi, Providence Journal; Frank Shea, Olneyville Housing Corporation; Jean Lamp, Smith Hill Community Development Corporation; Patrick Anderson, Providence Business News;

Mr. Gralnek presented Kathy Cosentino who is sitting in for Secretary, Amber Ilcisko.

**APPROVAL OF MINUTES**

Yahaira Placencia made a motion to approve the minutes of the meeting on September 11, 2014, and Jesse Kenner seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

**BILLS AND COMMUNICATIONS**

Mr. Gralnek stated in the interest of time, he would answer questions later on the bills and skip the presentation. There were no questions.

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 14-update on discussion with Oasis International regarding the purchase of 600 Broad St.; no action was taken by the Board.

Item 15- Umicore transaction updates: Lease/ Sale of 345 Harris Ave is on the agenda for tonight, the

truck easement and lease are almost agreed to, the subdivision is in the Planning Commission; no action was taken by the Board.

Item 16- responses to the Request for Information for Flynn School; no action was taken by the Board.

Item 17- Procedure for selling properties with multiple interested parties; no action was taken by the Board.

Item 18 and 19- are informational and were discussed together. PRA will be dispersing \$200,000.00 from the Eagle Square TIF account to Olneyville Housing Corporation for purchase of residential units at Nickerson Garden and the distribution of \$45,142.00 from the Eagle Square TIF for the Woonsquatucket River Walkway; no action was taken by the Board.

### **NEW BUSINESS**

Mr. Gralnek presented the following items of new business:

Item 20- \$100,000.00 loan to the Smith Hill Community Development Corporation for cash flow assistance; loan for two years to be secured by the first lien on Smith Hill owned property with appraised value of at least \$120,000.00. Jean Lamb presented.

Yahaira Placencia made a motion to approve the \$100,000.00 loan to the Smith Hill Community Development Corporation for cash flow assistance for two years, and to be secured by the first lien on Smith Hill owned property with the appraised values of at least \$120,000.00; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

Item 21- lease with option to purchase for parcel 12, located at 5 Exchange St., to First Bristol Corporation. Jim Karam presented.

Yahaira Placencia made a motion to enter into a lease with an option to purchase with First Bristol Corporation for parcel 12, located at 5 Exchange St.; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 22- lease with option to purchase for 345 Harris Ave. with West Capital X, LLC or nominee as defined in applicable documents.

Yahaira Placencia made a motion to approve a lease with an option to purchase for 345 Harris Ave. with West Capital X, LLC or nominee as defined with applicable documents. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 23- procedure to seek public bids for landscape contractor to clean and maintain designated PRA properties, demolition contractor for Flynn School, and demolition contractor for existing unoccupied three story residential structure at 814 Broad St. Advertisements for each will be placed in local newspapers including the Providence Journal and the Providence American.

Yahaira Placencia made a motion to approve the procedure to seek public bids for landscape contractor to clean and maintain designated PRA properties, demolition contractor for Flynn School, and demolition contractor for existing unoccupied three story residential structure at 814 Broad St; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 24- policy regarding enforcement of personal obligations of Borrowers who have obtained PRA housing loans secured by a mortgage on real property and who subsequently suffer a foreclosure of that real estate by a lender senior to the PRA.

Bryan Principe made a motion to continue the discussion on policy regarding the enforcement of personal obligation of Borrowers who have obtained PRA housing loans secured by a mortgage on real property and who subsequently suffer a foreclosure of that real estate by a lender senior to the PRA at the next meeting. Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 25- discuss retention of the Urban Land Institute to conduct technical advisory services for the PRA in the fall of 2014 in the form of a technical advisory panel for the cost of not more than \$10,000.00 to assist with the Agency's preparation for the redevelopment plan for the Hospital District.

Jesse Kenner made a motion to approve the retention of the Urban Land Institute to conduct technical advisory services for the PRA in the fall of 2014 in the form of a technical advisory panel for the cost of not more than \$10,000.00 to assist with the Agency's preparation for the redevelopment plan for the Hospital District; the motion was seconded by Yahaira Placencia. The motion was passed unanimously.

Item 26- \$200,000.00 investment with Rhode Island Housing for five years to establish and manage a new investment fund to enable local non-profits to borrow up to \$25,000.00 to purchase Rhode Island Housing real estate owned (REO).

Bryan Principe made the request for additional language to be included that non-profits borrowing money must be doing work in the Providence. The amendment was included in the motion.

Yahaira Placencia made a motion to approve a \$200,000. Investment with Rhode Island Housing for five years to establish and manage a new investment fund to be used in the City of Providence to enable local non-profits to borrow up to \$25,000.00 to purchase Rhode Island Housing real estate owned, (REO). The motion was seconded by Bryan Principe. The motion was passed unanimously.

Items 27- lease/license agreement with Ahlborg Construction Corporation for one year for \$1,000.00 and full site cleanup responsibility for 33 Portland St., (plat 23 lot 972), 37 Portland St., (plat 23 lot 973), and 41 Portland St., (plat 23 lot 974) for use as a construction lay down area to assist with construction of a new community center for Amos House on the corner of Pine Street and Somerset Street. Carla Destefano presented.

Carla Destefano made the request for additional language to be included that consideration to be given to actions to minimize disruption to the neighborhood. The amendment was included in the motion.

Yahaira Placencia made a motion to approve the lease/license agreement with Ahlborg Construction Corporation for one year for \$1,000.00 and full site cleanup responsibility for 33 Portland St., (plat 23 lot 972), 37 Portland St., (plat 23 lot 973), and 41 Portland St., (plat 23 lot 974) for use as a construction lay down area to assist with construction of a new community center for Amos House on the corner of Pine

Street and Somerset Street with consideration to be given to actions to minimize disruption to the neighborhood. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 28- option to purchase with SWAP for properties located at 804 Broad St., (plat 48 lot 911), 808 Broad St., (plat 48 lot 910), 814 Broad St., (plat 48 lot 908), 48 Norwich St., (plat 48 lot 795) for a mixed use project; board approved the Letter of Intent for this project at its September Board meeting.

Yahaira Placencia made a motion to approve the option to purchase with SWAP for properties located at 804 Broad St., (plat 48 lot 911), 808 Broad St., (plat 48 lot 910), 814 Broad St., (plat 48 lot 908), 48 Norwich St., (plat 48 lot 795) for a mixed use project; board approved the Letter of Intent for this project at its September Board meeting. Bryan Principe seconded the motion. The motion was passed unanimously.

### **EXECUTIVE SESSION**

A motion was made to adjourn the regular meeting and enter executive session pursuant to RI Gen. Laws § 42-46-5(A)(2) pertaining to litigation and related investment of public funds where premature disclosure would adversely affect public interest pursuant to section 42-46-5 of the Open Meetings Act. The motion was seconded. The motion was passed unanimously.

### **Roll Call Vote to enter Executive Session:**

James DeRentis- not present

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- not present

Nicholas Narducci- not present

Bryan Principe- yes

Jesse Kenner- yes

The Providence Redevelopment Agency entered executive session at 5:34PM.

Board members present at roll call: Vice Chair Cliff Wood, Jesse Kenner, Yahaira Placencia, and Councilman Bryan Principe.

Board members absent at roll call: Councilman Nicholas Narducci, Chairman Jim DeRentis, Julius Kolawole.

### **RETURN TO OPEN SESSION**

Jesse Kenner made a motion to end Executive Session and return to Open Session at 5:57PM. Bryan Principe seconded the motion. The motion was passed unanimously.

Board members present at roll call: Vice Chair Cliff Wood, Jesse Kenner, Yahaira Placencia, and Councilman Bryan Principe.

Board members absent at roll call: Chairman Jim DeRentis, Councilman Nicholas Narducci, and Julius Kolawole.

Mr. Gralnek made the following report on actions in Executive Session:

The Agency convened into Executive Session to discuss a matter pertaining to forthcoming litigation Pursuant to RIGL 42-46-5(A)(2), and to vote on the investment of Public Funds where premature disclosure of which would adversely affect the Public interest pursuant to RIGL 42-46-5(A)(7).

While in Executive session, a motion was made by Bryan Principe and seconded by Yahaira Placencia, to settle the forthcoming litigation with understanding that expenses and penalty will be paid by others. The motion was approved unanimously.

Bryan Principe made a motion to seal the minutes of the Executive Session. Jesse Kenner seconded the motion. The motion passed unanimously.

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

The meeting adjourned at 6:02PM.