

**MINUTES OF THE ANNUAL MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, JANUARY 15, 2015
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in its Annual Meeting at the Office of the Agency, located at 444 Westminster St., Providence, RI on Thursday, January 15, 2015 at 4:11PM.

Board members present at roll call: Chairman Jim DeRentis, Jesse Kenner, Julius Kolawole, and Councilman Bryan Principe.

Absent at roll call: Yahaira Placencia, Councilman Nicholas Narducci, and Vice Chair Cliff Wood

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Sean Creegan, City of Providence Law Department; Colleen Dupre, City of Providence Planning Department; Michael Weinberg, PRA Intern; Zack Darrow, Darrow Everett; Ian Winner, PRA Intern; Paul Grimaldi, Providence Journal; Doug Giron, Shechtman Halperin Savage, LLP; Lisa Dinerman, City of Providence Law Department.

APPROVAL OF MINUTES

Bryan Principe made a motion to approve the minutes of the special meeting held on November 24, 2014, and Julius Kolawole seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Bryan Principe made a motion to approve the minutes of the meeting held on December 11, 2014, and Jesse Kenner seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Mr. Gralnek reported on the Executive Session that took place during the meeting on November 13, 2014. The Board entered 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. Julius Kolawole made a motion to approve the payment of funds and the motion was seconded by Cliff Wood. The motion was approved unanimously.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the bills to be ratified- Item 6 and 7 are for work at Provport over the summer, Item 8 are for restructuring at Umicore, Item 9 pertains to the Eagle Square TIF.

Mr. Gralnek gave a brief explanation of the bills to be approved- item 13 is in regards to Flynn School, item 15 to ULI for their work when they came, item 16 and 17 are for security work at Flynn until construction begins.

It was noted there was a mistake on agenda item 17- the invoice for Sonitrol New England, where the actual amount to be paid is \$723,000.

Jesse Kenner made a motion to ratify and approve the bills, and Julius Kolawole seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 18- request for proposals for environmental consulting assistance in regards to the EPA site remediation grant; no action was taken by the Board.

Item 19- update on ongoing projects: 514 Broadway, Flynn School, 345 Harris Ave, Umicore; no action was taken by the Board.

Cliff Wood arrived at 4:25PM.

ANNUAL MEETING/ELECTION OF OFFICERS

Item 20- Chairman- Jim DeRentis

Item 21- Vice Chairman- Cliff Wood

Item 22- Secretary- Amber Ilcisko

Items 20, 21, and 22 were voted on together. Bryan Principe made a motion to elect Jim DeRentis as Chairman, Cliff Wood as Vice Chairman, and Amber Ilcisko as Secretary. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 23- schedule of meetings for calendar year 2015.

Julius Kolawole made a motion to approve the schedule of meetings for the calendar year of 2015; Cliff Wood seconded the motion. The motion passed unanimously.

Item 24- Budget for calendar year 2015 was deferred until the next meeting.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 25- policy regarding actions to take when PRA borrower is in default of its obligations to PRA. Sean Creegan presented.

Cliff Wood made a motion to approve a policy regarding actions to take when PRA borrower is in default of its obligations to PRA. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 26- 2015 list of PRA properties to be sold (attached to the agenda as Exhibit A) and to approve listing agreement and marketing proposal for same with Peter Scotti Associates.

Julius Kolawole made a motion to approve 2015 list of PRA properties to be sold and to approve listing agreement and marketing proposal for same with Peter Scotti Associates; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

EXECUTIVE SESSION

Cliff Wood made a motion to adjourn the regular meeting and enter executive session pursuant to R.I.G.L. 42-46-5(a)(7) related to (1) a question of the investment of public funds with respect to the review, consideration, and selection of bids for the demolition and hazardous building materials abatement of the Flynn School at 220 Blackstone Street and (2) AER REALTY, LLC v. James Lombardi, in his capacity as Treasurer for the City of Providence, and Providence Redevelopment Agency, C.A. No. 11-2241, where premature disclosure would adversely affect the public interest pursuant to R.I.G.L. 42-46-5. The motion was seconded by Jesse Kenner. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- not present

Julius Kolawole- yes

Nicholas Narducci-not present

Bryan Principe- yes

Jesse Kenner- yes

The Providence Redevelopment Agency entered executive session at 4:48PM.

RETURN TO OPEN SESSION

Cliff Wood made a motion to end Executive Session and return to Open Session at 5:21PM. Bryan Principe seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman James DeRentis, Vice Chair Cliff Wood, Jesse Kenner, Julius Kolawole, and Councilman Bryan Principe.

Board members absent at roll call: Councilman Nicholas Narducci and Yahaira Placencia

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

Mr. Gralnek reported the following actions that took place in Executive Session:

The board convened into Executive Session pursuant to R.I.G.L. 42-46-5(a)(7) to consider and hire a contractor for the demolition of the Flynn School. A motion was made by Cliff Wood and seconded by Jesse Kenner to select a bidder, and a second selection was made in the case the first could not comply with the requirements.

The second matter discussed in accordance with pursuant to R.I.G.L. 42-46-5(a)(7) with respect to existing litigation involving the Providence Redevelopment Agency and the City of Providence arising from the adoption by the PRA in 2010 regarding a redevelopment plan in the port area. Cliff Wood made a motion to amend the redevelopment plan to remove selected properties in respect to the existing litigation, Julius Kolawole seconded the motion. The motion was passed unanimously.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

The meeting adjourned at 5:24PM.