

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, FEBRUARY 5, 2015
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, February 5, 2015 at 4:10PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Yahaira Placencia, Councilwoman Mary Kay Harris and Councilman Bryan Principe.

Absent at roll call: Jesse Kenner and Julius Kolawole.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; 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; Zack Darrow, Darrow Everett; Ian Winner, PRA Intern; Paul Grimaldi, Providence Journal; Mary MacDonald, Providence Business News; Bert Crenca, AS220; Emily Kish, City of Providence Planning Department; Bonnie Nickerson, City of Providence Planning Department; Jean Lamb, Smith Hill Community Development Corporation;

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the annual meeting held on January 15, 2015, and Bryan Principe seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the bills to be approved- item 4 is Darrow Everett and the actual amount has yet to be negotiated, but the board is approving \$20,000, item 5- RDW, item 6 – John Boernhert’s work on 514 Broad, items 7, 8, and 9 for work on Flynn, item 10 is GZA’s work on environmental matters, item 11 is for work at Louttit, items 12 and 13 are for VHB’s work at Flynn, item 14 and 15 are for Umicore and item 16 is for Ann Galbraithe’s work on our housing program..

Julius Kolawole arrived at 4:13PM.

Cliff Wood 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-Welcome of Councilwoman Harris to the Board and thank you to Councilman Narducci for his service on the Board; no action was taken by the Board.

Item 18- Flynn School demolition contract; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 19- the freeze on all PRA Housing Loans pending internal staffing rearrangements.

Cliff Wood made a motion to approve freezing PRA Housing Loans pending internal staffing rearrangements with a status report in 30 days. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 20- loan to Smith Hill Community Development Corporation in two tranches for a total not to exceed \$100,000.00 to be used by the borrower to (a) recapitalize existing condominium association at 231 Douglas Avenue and (b) retain a real estate management company to assume all responsibilities to market and sell condominium units (both residential and commercial). Jean Lamb presented.

Cliff Wood made a motion to approve a loan to Smith Hill Community Development Corporation in two tranches for a total not to exceed \$100,000.00 to be used by the borrower to (a) recapitalize existing condominium association at 231 Douglas Avenue and (b) retain a real estate management company to assume all responsibilities to market and sell condominium units (both residential and commercial); the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 21- loan to AS220 for acquisition of property at 35 Aborn Street in the amount not to exceed \$320,000.00; terms include carrying interest at 4% for one year and to be in first lien position.

Cliff Wood made a motion to approve a loan to AS220 for the acquisition of property at 35 Aborn Street in the amount not to exceed \$320,000.00 with terms to include carrying interest at 4% for one year and to be in the first lien position. Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 22- PRA Budget for 2015.

This vote was postponed; no action was taken by the board.

Item 23- Cherenzia and Associates, LTD. as the environmental consultant for assistance with the EPA site remediation grant.

Cliff Wood made a motion to approve Cherenzia and Associates, LTD., as the environmental consultant for assistance with the EPA site remediation grant; Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 24 - changes to procedures in accordance with the Pop-up Providence program. Bonnie Nickerson and Emily Kish presented.

Cliff Wood made a motion to approve the changes to the procedures in accordance with the Pop-up Providence program. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 25- initiation of preparation of the Eddy Street/Richmond Street Redevelopment Plan; generally located and bounded by Point Street to the north, Eddy Street to the east, Globe Street to the south, and I-195 to the west.

Cliff Wood made a motion to approve the initiation of the preparation of the Eddy Street/Richmond Street Redevelopment Plan; generally bounded by Point Street to the north, Eddy Street to the east, Globe Street to the south, and I-195 to the west. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 26 -appointment of Donald Gralnek as the resident attorney for the Providence Redevelopment Agency pursuant to R.I.G.L. § 45-31-18.

Cliff Wood made a motion to appoint Donald Gralnek as the resident attorney for the Providence Redevelopment Agency pursuant to R.I.G.L. § 45-31-18. Bryan Principe seconded the motion. The motion was passed unanimously.

Cliff Wood made a motion to adjourn the meeting; Yahaira Placencia seconded the motion. The motion was passed unanimously.

The meeting adjourned at 5:25PM.