

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, MARCH 12, 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, March 12, 2015 at 4:07PM.

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

Absent at roll call: Councilwoman Mary Kay Harris and Jesse Kenner.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Jim Pontarelli , RDW Group; Linda Wesinger, SWAP; Jon Restivo, Darrow Everett; Colleen Dupre, City of Providence Planning Department; Zack Darrow, Darrow Everett; Ian Winner, PRA Intern; Councilwoman Sabina Matos; Frank Shea, Olneyville Housing Corporation; Sue Gibbs, Providence Community Library.

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting held on February 5, 2015, and Julius Kolawole seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Yahaira Placencia made a motion to approve the minutes of the special meeting held on March 2, 2015, and Cliff Wood 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 5 is carryover from past months, item 6 is a negotiated discounted rate from RDW, item 7 contains a typo- the bill is from January not November, item 8 is for work on a carnival and 514 Broadway, item 9 -demolition contract at Flynn School, item 10- accrued from subdividing 345 Harris Ave. and Umicore, item 11- relates to item 12 and pertains to extra snow removal costs.

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 12-additonal costs for snow removal; no action was taken by the Board.

Item 13- the Hospital District Redevelopment Plan; no action was taken by the Board.

Item 14- the Eddy Street/Richmond Street Redevelopment Plan; no action was taken by the Board.

Item 15- increase in the amount of \$5,000.00 transfer from the Eagle Square TIF for the Woonasquatucket River Council for a total of \$50,125.00. Councilwoman Sabina Matos presented. No action was taken by the Board.

Item 16- status of 804-814 Broad Street options and sale agreement with SWAP, Inc.; no action was taken by the board.

Item 17- discussions with Mark Van Hoppen to purchase the Louttit site, located at 93 Cranston Street for a mixed use residential and commercial project; no action was taken by the Board.

Item 18- quarterly report from the Providence Revolving Fund; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 19- lifting of the suspension of the PRA Housing Loan Program.

Yahaira Placencia made a motion to lift the suspension of the PRA Housing Loan Program. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 20- payment of \$5,000.00 for the cluster analysis contracted by the City Council.

Cliff Wood made a motion to approve the payment of \$5,000.00 for the cluster analysis that has been contracted by the City Council; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 21- adoption of the policy that gives the Executive Director the ability to request/require the buyer/borrower to help defray legal costs in connection with a transaction at his discretion.

Julius Kolawole made a motion to approve the adoption of the policy that gives the Executive Director the ability to request/require the buyer/borrower to help defray legal costs in connection with a transaction at his discretion. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 22- approve PRA Budget for 2015.

Cliff Wood made a motion to approve the PRA budget for 2015 with quarterly updates provided by the staff. Yahaira Placencia seconded the motion; the motion was passed unanimously.

Item 23- extension of development obligation for 234 Laurel Hill and 148 Pocasset Avenues for six months. Councilwoman Sabina Matos presented.

This vote was postponed until April; no action was taken by the Board.

Item 24- negotiation of the purchase of St. Teresa Church located at 275 Manton Avenue with funds to come from the Eagle Square TIF. Frank Shea, Councilwoman Sabina Matos, and Susan Gibbs presented.

Bryan Principe made a motion to authorize the negotiation of the purchase of St. Teresa Church located at 275 Manton Avenue with funds to come from the Eagle Square TIF. Yahaira Placencia seconded the motion. 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)(5) for discussions or considerations related to the disposition of publicly held property located at 220 Blackstone Street, wherein advanced public information would be detrimental to the interest of the public. The motion was seconded by Yahaira Placencia. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- yes

Mary Kay Harris-not present

Bryan Principe- yes

Jesse Kenner-not present

The Providence Redevelopment Agency entered executive session at 5:16PM.

RETURN TO OPEN SESSION

Yahaira Placencia made a motion to end Executive Session and return to Open Session at 5:39PM. Julius Kolawole seconded the motion. The motion was passed unanimously.

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

Board members absent at roll call: Councilwoman Mary Kay Harris and Jesse Kenner.

Cliff Wood made a motion to seal the minutes of the Executive Session. Yahaira Placencia 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)(5) for discussions and considerations related to the disposition of publicly held property located at 220 Blackstone Street, wherein advanced public information would be detrimental to the interest of the public where frank discussion was had.

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

The meeting adjourned at 5:39PM.