

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, APRIL 9, 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, April 9, 2015 at 4:03PM.

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

Absent at roll call: Chairman Jim DeRentis and Julius Kolawole.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Carla DeStefano, SWAP, Inc.; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Sean Creegan, City of Providence Law Department; Emily Kish, City of Providence Planning Department; Council President Luis Aponte; Bill Brody, Waterson Terminal; Chris Waterson, Waterson Terminal; Bill Fischer, True North Communications; Paul Grimaldi, Providence Journal; Ethan Sluter, Bourne Avenue Capital Partners; Derek Farias, Barbara Sokoloff Associates; Jim Tresslo, Family Housing Development Company.

APPROVAL OF MINUTES

Yahaira Placencia made a motion to approve the minutes of the meeting held on March 12, 2015, and Mary Kay Harris 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 still in negotiation, item 5 is for work with RDW, item 6 pertains to work on 514 Broadway, item 7 is for the transportation plan VHB was hired to do, item 8 is for work at Louttit, item 9 pertains to the housing program work with Ann Galbraith, item 10 is appraisal work, item 11 is for an appraisal report for property in Olneyville, item 12 comes from the Eagle Square TIF.

Julius Kolawole arrived at 4:05PM.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 13- the family house settlement; no action was taken by the Board.

Item 14- land swap with Goodwill Industries and land at the American Tourister site located at 70 Houghton St.; no action was taken by the Board.

Item 15- remediation at the American Tourister site located at 70 Houghton St.; no action was taken by the Board.

Item 16- agency involvement in the Mayor's housing program; no action was taken by the Board.

Item 17- carnival at the Louttit site located at 93 Cranston St.; no action was taken by the board.

Item 18- presented quarterly budget report; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 19- the negotiation of the sublease of plat 56 lot 288 to Provport at the Port of Providence. Chris Waterson presented.

Yahaira Placencia made a motion to allow the Executive Director to enter into negotiations with Provport regarding the sublease of plat 56 lot 288. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 20- the allocation of an amount not to exceed \$135,000 to acquire tax titles to real property for the purposes of preventing or eliminating blight or blight conditions. Sean Creegan presented.

Bryan Principe made a motion to approve the allocation of an amount not to exceed \$135,000 to acquire tax titles to real property for the purposes of preventing or eliminating blight or blight conditions; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

Item 21- projects for year 3 of Pop Up Providence. Emily Kish presented.

Yahaira Placencia made a motion to approve the projects selected for year 3 of Pop Up Providence. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 22- an exclusive listing agreement for six months with Sweeney Associates to sell PRA property.

Yahaira Placencia made a motion to approve an exclusive listing agreement for six months with Sweeney Associates to sell PRA property. Bryan Principe seconded the motion; the motion was passed unanimously.

Item 23- the institution of judicial foreclosure of the PRA mortgage on the property located at 514 Broadway and to hire legal counsel to conduct the foreclosure.

Bryan Principe made a motion to approve the institution of judicial foreclosure of the PRA property located at 514 Broadway and to hire legal counsel to conduct the foreclosure; Yaharia Placencia seconded the motion. The motion was passed unanimously.

Item 24- the hire of Walker Parking to conduct preliminary studies and cost estimates for a thousand-space garage in the general area of the proposed Eddy/Richmond Street Redevelopment Plan.

Julius Kolawole made a motion to approve the retention of Walker Parking to conduct preliminary studies and cost estimates for a thousand-space garage in the general area of the proposed Eddy/Richmond Street Redevelopment Plan for no more than \$10,000. Yahaira Placencia seconded the motion. Bryan Principe opposed. The motion was passed.

Item 25- the negotiation with Bourne Avenue Capital Partners regarding the purchase and sale of the Louttit site, located at 93 Cranston St. for a mixed use development. Ethan Sluter presented.

Yahaira Placencia made a motion to allow the Executive Director to enter into negotiations with Bourne Avenue Capital Partners regarding the purchase and sale of the Louttit site, located at 93 Cranston St. for a mixed use development. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 26 - D&O coverage with Aon Risk Services Northeast in the amount not to exceed \$8,000.00.

Yahaira Placencia made a motion to approve D&O coverage with Aon Risk Services Northeast in the amount not to exceed \$8,000.00; Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 27- authorization to designate SWAP, Inc. as the intended developer for the designated sites the PRA owns in the South Side located at 125 Byfield St., 164, 172, 176, 182 Pavilion Ave., 136, 159, 168, and 170 Rugby St., which have been designated in the past for the Family Housing Development Company. Carla DeStefano, Jim Tresslo, and Council President Luis Aponte presented.

Julius Kolawole made a motion to authorize the Executive Director to designate SWAP, Inc. and its partner Family Housing Development Company as the intended developers for the designated sites the PRA owns in the South Side located at 125 Byfield St., 164, 172, 176, 182 Pavilion Ave., 136, 159, 168, and 170 Rugby St., and 186 Pavilion Ave. if the City transfer the title to the PRA, which have been designated in the past for the Family Housing Development Company. Yahaira Placencia seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Bryan Principe 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 and possible action related to the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833) wherein advance 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- not present

Cliff Wood- yes

Yahaira Placencia- yes

Julius Kolawole- yes

Mary Kay Harris-yes

Bryan Principe- yes

Jesse Kenner-yes

The Providence Redevelopment Agency entered executive session at 5:15PM.

RETURN TO OPEN SESSION

Yahaira Placencia made a motion to end Executive Session and return to Open Session at 5:28PM. Bryan Principe seconded the motion. The motion was passed unanimously.

Board members present at roll call: Vice Chair Cliff Wood, Yahaira Placencia, Julius Kolawole, and Councilman Bryan Principe, Councilwoman Mary Kay Harris, and Jesse Kenner.

Board members absent at roll call: Chairman Jim DeRentis.

Yahaira Placencia made a motion to seal the minutes of the Executive Session. Jesse Kenner 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 possible action related to the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833) where we discussed various options and the board directed the Executive Director to take appropriate action.

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 5:28PM.