

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, SEPTEMBER 10, 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, September 10, 2015 at 4:04PM.

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

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

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Sean Creegan, City of Providence Law Department; Sergio Spaziano, City of Providence Law Department; Sean Bouchard, City of Providence Law Department; Carla DeStefano, SWAP; Brian Hull, City of Providence Planning Department, Kevin Mahoney, City of Providence Inspection and Standards;

APPROVAL OF MINUTES

Bryan Principe made a motion to approve the minutes of the meeting held on July 9, 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 ratified items 4-6 were for John Boehnert's work on 514 Broadway and Umicore, items 7-8 were for work on Louttit and will be the last bill from them, item 9 came from the Eagle Square TIF, item 10 was a retainer, item 11 also came from the Eagle Square TIF, item 12 is for transportation planning for the Hospital Redevelopment District, item 13 was for work at Flynn School, item 14 was for the Pop Up Providence program, item 15 was for work at the Joslin Rec Center out of the Eagle Square TIF account, item 16 was for phase 1 work, item 17 was a normal retainer, item 18 was for work on Flynn School.

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

Julius Kolawole arrived at 4:07PM.

Mr. Gralnek briefly explaining new bills to be paid: item 19 was for work on the demolition contract, item 20 was the retainer, and item 21 was for work in June.

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 22-status of 514 Broadway; no action was taken by the Board.

Item 23- status of 49 Westfield Street; no action was taken by the Board.

Item 24- remarketing efforts regarding the Flynn School located at 220 Blackstone Street; no action was taken by the Board.

Item 25- updates on Provport; no action was taken by the board.

Item 26- the development at 55 Cromwell Street would be beginning construction soon; no action was taken by the board.

Item 27-update on the Arnold Building; no action was taken by the board.

Mr. Gralnek gave an update on the status of the possible donation of 69 Bucklin Street; no action was taken by the board.

Item 28- status of 35 Aborn Street; no action was taken by the board.

Item 29- update on Louttit, located at 93 Cranston Street; no action was taken by the board.

Item 30- update on the American Tourister site, located at 70 Houghton Street; no action was taken by the board.

Item 31- status of sales of PRA properties; no action was taken board.

Item 32- tax title transactions; no action was taken by the board.

Item 33- status of Parcel 12, located at 5 Exchange Street; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 34- loan to the City of Providence Planning Department in the amount not to exceed \$23,000.00 to be used by the department to pay expenses incurred for tenant counseling assistance.

Bryan Principe made a motion to approve a loan to the City of Providence Planning Department in the amount not to exceed \$23,000.00 to be used by the department to pay expenses incurred for tenant counseling assistance.

Item 35- expenditures not to exceed \$125,000.00 to be used for the redevelopment of the property located at 226 Sackett Street, Providence, RI 02907 pursuant to sections 45-32-5 and 34-44-4 of the RI Gen. Laws. Sean Bouchard presented.

Yahaira Placencia made a motion to approve expenditures not to exceed \$125,000.00 to be used for the redevelopment of the property located at 226 Sackett Street, Providence, RI 02907 pursuant to sections

45-32-5 and 34-44-4 of the RI Gen. Laws; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

Item 36- training grant in the amount of \$92,500.00 to Umicore USA pursuant to a provision in their lease between the Agency as lessor and Umicore USA as tenant.

Julius Kolawole made a motion to approve a training grant in the amount of \$100,000.00 to Umicore USA pursuant to a provision in their lease between the Agency as lessor and Umicore USA as tenant; Bryan Principe seconded the motion. The motion was passed unanimously.

Item 37- amendment to boundaries established in the Eddy Street/Richmond Street redevelopment area.

Yahaira Placencia made a motion to approve the amendment to boundaries established in the Eddy Street/Richmond Street redevelopment area, Mary Kay Harris seconded the motion. Bryan Principe opposed the motion, while Julius Kolawole abstained. The motion passed.

Item 38- public bid documents for the American Tourister Site, located at 70 Houghton Street, including grading site contract where expense will not exceed \$325,000.00 and authorizing the Executive Director to take all actions consistent with the approved bid documents.

Julius Kolawole made a motion to approve the public bid documents for the American Tourister site, located at 70 Houghton Street, including grading site contract where expenses will not exceed \$325,000.00 and authorizing the Executive Director to take all actions consistent with the approved bid documents. Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 39- acquisition of 99 Hartford Avenue with Contech Medical related to development efforts.

Yahaira Placencia made a motion to approve the acquisition of 99 Hartford Avenue with Contech Medica with a grant in the amount not to exceed \$150,000.00, related to development efforts. Bryan Principe 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 section 42-46-5(a)(5) of the RI Gen. Laws for discussions or considerations related to the disposition of publicly held property located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833) wherein advanced public information would be detrimental to the interest of the public and pursuant to section 42-46-5(a)(7) of the RI Gen. Laws related to the question of the investment of public funds with respect to the Richmond Street/Eddy Street Redevelopment Area, (plat 21, lots 42, 314, 315, 316, 318, 319, 321, 322, 324, 326, 327, 328, 332, 333, 336, 353, and 399, and plat 22, lots 83, 89, 119, 120, 121, 122, 123,

129, 133, 139, 162, 163, 164, 165, 166, 244, 245, and 352) where the premature disclosure would adversely affect the public interest.. 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-not present

The Providence Redevelopment Agency entered executive session at 4:52PM.

RETURN TO OPEN SESSION

Mary Kay Harris made a motion to end Executive Session and return to Open Session at 5:31PM. Yahaira Placencia seconded the motion. The motion was passed unanimously.

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

Board members absent at roll call: Chairman Jim DeRentis and Jesse Kenner.

Yahaira Placencia 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 section 42-46-5(a)(5) to discuss to the property located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833), had a good discussion, no action was taken. The Board also discussed pursuant to section 42-46-5(a)(7) of RI Gen. Laws related to the question of the investment of public funds with respect to the Richmond Street/Eddy Street Redevelopment Area consisting of portions of lots in plat 21 and portions of lots in plat 22, no decisions were made in respect to that matter either.

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 5:35PM.