

**MINUTES OF A SPECIAL MEETING
PROVIDENCE REDEVELOPMENT AGENCY
WEDNESDAY, JANUARY 20, 2016
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a special meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Wednesday, January 20, 2016 at 4:27PM.

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

Absent at roll call: Councilwoman Mary Kay Harris, Julius Kolawole, and Chairman Jim DeRentis.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Eric Everett, Darrow Everett; Sean Creegan, City of Providence Law Department; Carla DeStefano, SWAP, Inc.; Chris Waterson, Waterson Terminals/ProvPort; Bill Brody, Waterson Terminals/ProvPort.

APPROVAL OF MINUTES

Bryan Principe made a motion to approve the minutes of the meeting held on December 10, 2015, and Jesse Kenner seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek briefly explaining new bills to be paid: item 4 is the November bill, item 5 is the monthly retainer, item 6 is for work on 514 Broadway, item 7 is for a downtown parking study, item 8 is for 514 Broadway, item 9 is for work on Flynn School, item 10 is for the landscaping advertisement, item 11 is for a port study, and item 12 is for 514 Broadway.

Yahaira Placencia made a motion to approve the bills and Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 13- report on agency-owned properties as of January 1, 2016; no action was taken by the Board.

Item 14-report on properties sold in years 2014 and 2015, and under contract in 2016; no action was taken by the Board.

Item 15-report on properties listed for sale in 2016; no action was taken by the Board.

Item 16-update on parcel 12, located at 5 Exchange Street; no action was taken by the board.

Item 17-update on the American Tourister site located at 70 Houghton Street, (plat 78, lot 448); no action was taken by the Board.

Item 18-update on the Louttit site, located at 93 Cranston Street; no action was taken by the Board.

Item 19-update on South Street Landing; no action was taken by the Board.

Item 20- update on 44 Warren Street; no action was taken by the Board.

Item 21- update on the Flynn School located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833); no action was taken by the Board.

Item 22- update on 514 Broadway; no action was taken by the Board.

Item 23-update on 69 Bucklin Street; no action was taken by the Board.

Item 24- report on the City audit; no action was taken by the Board.

ANNUAL MEETING/ELECTION OF OFFICERS

Item 25- Chairman- Jim DeRentis nominated by Cliff Wood.

Cliff Wood made a motion to elect Jim DeRentis as Chairman, Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 26- Vice Chairman- Cliff Wood nominated by Bryan Principe.

Bryan Principe made a motion to elect Cliff Wood as Vice Chairman, Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 27- Secretary- Amber Ilcisko nominated by Cliff Wood.

Cliff Wood made a motion to elect Amber Ilcisko as Secretary, Bryan Principe seconded the motion. The motion was passed unanimously.

Item 28- schedule of meetings for calendar year 2016.

Yahaira Placencia made a motion to approve the schedule of meetings for the calendar year of 2016; Bryan Principe seconded the motion. The motion passed unanimously.

Item 29- Budget for calendar year 2016.

Yahaira Placencia made a motion to approve the Agency budget for calendar year for 2016. Jesse Kenner seconded the motion. The motion was passed unanimously.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 30- approve lease of parcel 1, (plat 56, lot 351), and parcel 2, (plat 56, lot 352), between Provport, Inc. and McInnis USA, Inc. Chris Waterson and Bill Brody presented.

Yahaira Placencia made a motion to approve the lease of parcel 1, (plat 56, lot 351), and parcel 2, (plat 56, lot 352), between Provport, Inc. and McInnis USA, Inc. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 31- transfer of the property located at 14 Meador Street, (plat 32, lot 104), from the Agency to a to-be-established joint venture between the Providence Revolving Fund and BJ Dupree.

Yahaira Placencia made a motion to approve the transfer of the property located at 14 Meador Street, (plat 32, lot 104), from the Agency to a to-be-established joint venture between the Providence Revolving Fund and BJ Dupree. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 32- the selection of Bianco Landscaping as landscape contractor beginning April 16, 2016 through November 15, 2016 per the terms of the bid submitted dated January 16, 2016 and authorization of the Executive Director to negotiate and execute the contract.

Bryan Principe made a motion to approve the selection of Bianco Landscaping as the landscape contract beginning April 16, 2016 through November 15, 2016 per the terms of the bid submitted dated January 16, 2016 and authorization of the Executive Director to negotiate and execute the contract. Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 33-the designation of SWAP, Inc. as the developer and Quisqueya as a possible tenant of 1043 Broad Street, (plat 53, lot 352).

Bryan Principe made a motion to approve the designation of SWAP, Inc. as the developer and Quisqueya as a possible tenant of 1043 Broad Street, (plat 53, lot 352). Yahaira Placencia seconded the motion. The motion was passed unanimously.

Item 34- the acquisition by gift and assignment of the mortgage deed recorded in volume: 9709 at page: 209 by the Providence Recorder of Deeds for the real property located at 52 Zone Street, Providence, RI 02908 pursuant to section 44-32-5(4) of the Rhode Island General Laws for the purpose of redevelopment. Sean Creegan presented.

It was noted the correct page in volume 9709 is 230, page 209 is incorrect.

Bryan Principe made a motion to approve the acquisition by gift and assignment of the mortgage deed recorded in volume: 9709 at page 230 by the Recorder of Deeds for the real property located at 52 Zone Street, Providence, RI 02908 pursuant to section 44-32-5(4) of the Rhode Island General Laws for the purpose of redevelopment. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 35-expenditure of \$8,000.00 for architectural and site planning assistance for 44 Warren Avenue with Free Scale Architects.

Yahaira Placencia made a motion to approve the expenditure of \$8,000.00 for architectural and site planning assistance for 44 Warren Avenue with Free Scale Architects. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 36-a line of credit not to exceed \$28,000.00 to be used to identify, categorize, and map all vacant real property in the City of Providence.

Yahaira Placencia made a motion to approve a line of credit not to exceed \$28,000.00 to be used to identify, categorize, and map all vacant real property in the City of Providence. Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

It was announced there would not be Executive Session.

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

The meeting adjourned at 5:21PM.