

**MINUTES OF A REGULAR MEETING  
PROVIDENCE REDEVELOPMENT AGENCY  
THURSDAY, FEBRUARY 18, 2016  
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 18, 2016 at 4:21PM.

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

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Zachary Darrow, Darrow Everett; Sean Creegan, City of Providence Law Department; Marilyn Carson, SWAP, Inc.

**APPROVAL OF MINUTES**

Cliff Wood made a motion to approve the minutes of the meeting held on January 20, 2016, and Bryan Principe 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 for December and January and there is discussion for an adjustment, item 5 is the monthly retainer, item 6 is for work on 514 Broadway, item 7 is to be deferred, item 8 is for assistance with payments on the Eagle Square TIF.

Cliff Wood made a motion to approve the bills with exception of item 7 and Bryan Principe seconded the motion. The motion was passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Gralnek discussed the following agenda items:

Item 9- report on agency-owned properties as of January 1, 2016; no action was taken by the Board.  
Item 10-report on properties sold in years 2014 and 2015, and under contract in 2016; no action was taken by the Board.

Item 11-report on properties listed for sale in 2016; no action was taken by the Board.

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

Item 13-update on the American Tourister site located at 70 Houghton Street, (plat 78, lot 448); no action was taken by the Board.

Item 14-update on the Louttit site, located at 93 Cranston Street; no action was taken by the Board.

Item 15-update on South Street Landing; no action was taken by the Board.

Item 16- update on 44 Warren Street; no action was taken by the Board.

Item 17- 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 18- update on 514 Broadway; no action was taken by the Board.

Item 19-update on 69 Bucklin Street; no action was taken by the Board.

Item 20- report on the City audit; no action was taken by the Board.

Item 21-update on ProvPort 2016 capital budget; no action was taken by the Board.

### **NEW BUSINESS**

Mr. Gralnek presented the following items of new business:

Item 22- amendment to the South Providence Redevelopment Plan relating to the Flynn School, located at 220 Blackstone Street, (plat 45, lots 85, 797, and 833).

Cliff Wood made a motion to approve the amendment to the South Providence Redevelopment Plan relating to the Flynn School, located at 220 Blackstone Street, (plat 45, lot 85, 797, and 833). Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 23- amendment to the West End Redevelopment Plan to include the Klitzner Building, located at 44 Warren Street, (plat 30, lot 339).

Cliff Wood made a motion to approve the amendment to the West End Redevelopment Plan to include the Klitzner Building, located at 44 Warren Street, (plat 30, lot 339). Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 24- the designation of SWAP, Inc., with cooperation from Family Housing Development Corporation, as the intended developer for 201 Pavilion Avenue, subject to verification of the Agency's ownership of that property.

Cliff Wood made a motion to approve the designation of SWAP, Inc. with cooperation from Family Housing Development Corporation, as the intended developer for 201 Pavilion Avenue, subject to the verification of the Agency's ownership of the property. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 25- concept of demonstration projects where the Agency would work with other interested parties to develop demonstration projects both residential and commercial in nature.

Cliff Wood made a motion to approve the concept of demonstration projects where the Agency would work with other interested parties to develop demonstration projects both residential and commercial in nature. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 26-a line of credit not to exceed \$20,000.00 to be used to identify, categorize, and map all vacant real property in the City of Providence.

Cliff Wood made a motion to approve a line of credit not to exceed \$20,000.00 to be used to identify, categorize, and map all vacant real property in the City of Providence. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 27- the acquisition by assignment of the Collector's deed recorded in book: 10636 at page: 165 of the Providence Land Evidence Records connected to the real property located at 21 Malvern Street, Providence, RI 02904, (plat 72, lot 532) from the City of Providence pursuant to section 44-9-18 and 44-9-18.2 of the Rhode Island General Laws for the purpose of redevelopment. Sean Creegan presented.

Cliff Wood made a motion to approve the acquisition by assignment of the Collector's deed recorded in book: 10636 at page 165 of the Providence Land Evidence Records connected to the real property located at 21 Malvern Street, Providence, RI 02904, (plat 72, lot 532) from the City of Providence pursuant to section 44-9-18 and 44-9-18.2 of the Rhode Island General Laws for the purpose of redevelopment. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 28-the acquisition by gift or assignment the mortgage deed recorded in volume 10552 at page 238 and volume 11403 at page 305 of the Providence Land Evidence Records connected to the real property located at 150 Courtland Street, Providence, Rhode Island, 02909, (plat 32, lot 153) pursuant to section 44-32-5(4) of the Rhode Island General Laws for the purpose of redevelopment. Sean Creegan presented.

Julius Kolawole made a motion to approve the acquisition by gift or assignment the mortgage deed recorded in volume 10552 at page 238 and volume 11403 at page 305 of the Providence Land Evidence Records connected to the real property located at 150 Courtland Street, Providence, Rhode Island, 02909, (plat 32, lot 153), pursuant to section 44-32-5(4) of the Rhode Island General Laws for the purpose of redevelopment. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 29 was not discussed, as it is was addressed in item 26.

### **EXECUTIVE SESSION**

Cliff Wood made a motion to convene into executive session pursuant to sections 42-46-5(a)(1) and 42-46-5 (a)(7) of the rhode island general laws regarding (a) staffing, (b) pursuant to 42-46-5(a)(5) of the rhode island general laws pertaining to any discussions or considerations related to the acquisition or lease of real property for public purposes wherein advanced public information would be detrimental to the interest of the public, and (c) pursuant to 42-46-5 (a)(5) of the rhode island general laws pertaining to any discussion or considerations, as well as possible action, related to the disposition of publicly held property located at 220 blackstone street (plat 45, lots 85, 797, 833), wherein advanced public

information would be detrimental to the interest of the public. Julius Kolawole seconded the motion. The motion was passed unanimously.

**Roll Call Vote to enter Executive Session:**

James DeRentis- yes

Cliff Wood- yes

Julius Kolawole- yes

Mary Kay Harris-yes

Bryan Principe- yes

Jesse Kenner-yes

The Providence Redevelopment Agency entered executive session at 5:09 PM.

**RETURN TO OPEN SESSION**

Julius Kolawole made a motion to end Executive Session and return to Open Session at 5:23 PM. Cliff Wood seconded the motion. The motion was passed unanimously.

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

Mary Kay Harris made a motion to seal the minutes of the Executive Session. Bryan Principe seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

The Board met in executive session pursuant to the applicable Rhode Island general law a discussion was held regarding staffing matters and disposition of certain real estate actions and an agreement was reached in respect to all matters.

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

The meeting adjourned at 5:25 PM.