

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, JUNE 9, 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, June 9, 2016 at 4:09M.

Board members present at roll call: Councilman Bryan Principe, Manuel Cordero, Councilwoman Mary Kay Harris, Jesse Kenner, and Julius Kolawole.

Board members absent at roll call: Chairperson Jim DeRentis and Vice Chair Cliff Wood.

Councilman Bryan Principe acted as Chair in the absence of the Chairperson and Vice Chair.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Phil Lascoe, RDW Group; Jon Restivo, Darrow Everett; Zachary Darrow, Darrow Everett; Sean Creegan, Deputy Director; John Dorsey, Ferrucci Russo P.C.; Nick Nybo, Attorney Stephen Del Sesto's Office.

APPROVAL OF MINUTES

Julius Kolawole made a motion to approve the minutes of the meeting held on May 12, 2016, 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:

Items 4 and 5 are the regular monthly statement, item 6 is higher than normal due to the insurance renewal for 50 Sims, item 7 and 8 are for parking studies for the Victory Plating site, item 9 is for the market analysis on the American Tourister site, and item 10 is for environmental work at 44 Warren Avenue.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 11- update on discussion with the City Treasurer; no action was taken by the Board.

Item 12-Community meeting regarding the housing fund program loan policies set for June 28; no action

was taken by the Board.

Item 13- update on 44 Warren Avenue; no action was taken by the Board.

Item 14- update on the American Tourister site; no action was taken by the Board.

Item 15- discussion on meetings with the Rhode Island Department of Environmental Management regarding the Louttit site was deferred for discussion until Executive Session; no action was taken by the Board.

Item 16- results of the acquisition of tax titles in 2015; Sean Creegan presented. No action was taken by the Board.

Item 17- update on Parcel 12; no action was taken by the Board.

Item 18- update on the acquisition strategies related to the resolution of April 14, 2016 regarding the expenditure of an amount not to exceed \$200,000 to acquire vacant and/or abandoned real property in the City of Providence; Sean Creegan presented. No action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 19- the proposed Provport capital budget for FY2017.

This item was deferred and no action was taken by the Board.

Item 20- the expenditure of not more than \$75,000.00 pursuant to section 45-32-5 of the Rhode Island General Laws for the purpose of a pilot program that will eliminate and prevent blight through the appointment of Ferrucci Russo, P.c. as a receiver for tax reverted properties. John Dorsey presented.

This item was discussed and an update was provided; no action was taken by the Board.

Item 21- findings that the acquisition of certain real property located at 307 Dean Street, (plat 29, lot 120), will be for the purposes of redevelopment and the elimination and prevention of blighted and substandard areas, and is in the public interest and necessary for public use, and to authorize its acquisition from the Providence Building Authority.

This item was not discussed; no action was taken by the Board.

Item 22- findings that certain real property detailed in Attachment A is necessary for redevelopment, revitalization or municipal purposes, pursuant to Section 44-9-8.1 of the Rhode Island General Laws, and that the acquisition of such property will be for the purposes of redevelopment and the elimination and prevention of blighted and substandard areas pursuant to sections 45-31-7 and 45-32-5(4) of the Rhode Island General Laws. Sean Creegan presented.

Manuel Cordero made a motion to approve the findings that certain real property detailed in Attachment A is necessary for redevelopment, revitalization of municipal purposes, pursuant to Section 44-9-8.1 of the Rhode Island General Laws, and that the acquisition of such property will be for the

purposes of redevelopment and the elimination and prevention of blighted and substandard areas pursuant to sections 45-31-7 and 45-32-5(4) of the Rhode Island General Laws. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 23- the acquisition of the real property detailed in Attachment A for the purposes of redevelopment and the elimination and prevention of blighted and substandard areas pursuant to sections 45-31-7, 45-32-5(A)(4), and 44-9-18.2 of the Rhode Island General Laws. Sean Creegan presented.

Jesse Kenner made a motion to approve the acquisition of the real property detailed in Attachment A for the purposes of redevelopment and the elimination and prevention of blighted and substandard areas pursuant to sections 45-31-7, 45-32-5(A)(4), and 44-9-18.2 of the Rhode Island General Laws. Julius Kolawole seconded the motion. The motion was passed unanimously.

The Board discussed items 25 and 26 before item 24.

Item 25- authorize the Executive Director to expend monies for the purpose of staff professional dues and continuing education requirements.

Julius Kolawole made a motion to authorize the Executive Director to expend monies for the purpose of staff professional dues and continuing education requirements. Jesse Kenner seconded the motion. The motion was passed unanimously.

Item 26- authorize the Executive Director to enter into a lease agreement pursuant to section 45-32-5(A) (11) of the Rhode Island General Laws for the real property located at 23 Charlotte Hope Street, (plat 27, lot 286).

Jesse Kenner made a motion to authorize the Executive Director to enter into a lease agreement pursuant to section 45-32-5(A) (11) of the Rhode Island General Laws for the real property located at 23 Charlotte Hope Street, (plat 27, lot 286). Mary Kay Harris seconded the motion. The motion was passed unanimously.

Item 24- lend money pursuant to section 45-32-5(A)(1) of the Rhode Island General Laws for purpose of eliminating and preventing further blight at the following properties:

Address	Plat/Lot	Borrower	Loan amount not to exceed
120 Camden Ave.	69/656	Court appointed receiver and Smith Hill CDC	\$125,000

9 Sophia Street	110/104	Court appointed receiver	\$125,000
226 Sackett Street	60/106	Court appointed receiver	\$125,000
274 Amherst St.	62/232	Court appointed receiver and ONE Neighborhood Builders	\$125,000
95 Providence St.	23/435	Court appointed receiver and S.W.A. P	\$125,000
42 Putnam St.	62/95	Court appointed receiver and ONE Neighborhood Builders	\$125,000
93 Superior Street	31/97	Court appointed receiver and West Elmwood Neighborhood Housing Development Corporation	\$125,000
169 Pearl Street	23/959	Court appointed receiver and S.W.A.P.	\$125,000
145 Sunbury Street	123/116	Court appointed receiver and Smith Hill	\$125,000

Nick Nybo and Sean Cregan presented.

Julius Kolawole made a motion to approve to lend money pursuant to section 45-32-5(A) (11) of the Rhode Island General Laws for the purpose of eliminating and preventing further blight at the following properties:

Address	Plat/Lot	Borrower	Loan amount not to exceed

120 Camden Ave.	69/656	Court appointed receiver and Smith Hill CDC	\$125,000
9 Sophia Street	110/104	Court appointed receiver	\$125,000
226 Sackett Street	60/106	Court appointed receiver	\$125,000
274 Amherst St.	62/232	Court appointed receiver and ONE Neighborhood Builders	\$125,000
95 Providence St.	23/435	Court appointed receiver and S.W.A. P	\$125,000
42 Putnam St.	62/95	Court appointed receiver and ONE Neighborhood Builders	\$125,000
93 Superior Street	31/97	Court appointed receiver and West Elmwood Neighborhood Housing Development Corporation	\$125,000
169 Pearl Street	23/959	Court appointed receiver and S.W.A. P	\$125,000
145 Sunbury Street	123/116	Court appointed receiver and Smith Hill	\$125,000

Manuel Cordero seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Mary Kay Harris made a motion to convene into executive session pursuant to section 42-46-5(5) of the Rhode Island General Laws for discussion and consideration related to the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.

Manuel Cordero seconded the motion. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- not present

Cliff Wood- not present

Julius Kolawole- yes

Mary Kay Harris- yes

Bryan Principe- yes

Jesse Kenner-yes

Manuel Cordero- yes

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

Jesse Kenner left at 5:35 PM.

RETURN TO OPEN SESSION

Mary Kay Harris made a motion to end Executive Session and return to Open Session at 5:37 PM. Julius Kolawole seconded the motion. The motion was passed unanimously.

Board members present at roll call: Councilman Bryan Principe, Councilwoman Mary Kay Harris, Manuel Cordero, and Julius Kolawole.

Board members absent at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Jesse Kenner.

Julius Kolawole made a motion to seal the minutes of the Executive Session. Mary Kay Harris 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 to talk about some issues with the sale of the Loutitt property; direction was given to the Executive Director with respect to such matters.

Julius Kolawole made a motion to adjourn the meeting; the motion was seconded by Mary Kay Harris. The motion was passed unanimously.

The meeting adjourned at 5:38 PM.