



PROVIDENCE REDEVELOPMENT AGENCY

MEETING INFORMATION

Location

Conference Room – 1st floor

Department of Planning &
Development

444 Westminster Street
Providence, RI 02903

Time

4:00 p.m.

Agency Members

James V. DeRentis, Chair
Cliff Wood, Vice Chair
Jesse Kenner, Member
Julius O. Kolawole, Member
Yahaira Placencia, Member
Nicholas J. Narducci, Jr.,
Councilman
Bryan Principe, Councilman
Mayor Angel Tavares, Ex-Officio

Important Information

The Agency's offices are handicapped accessible. Individuals requesting interpreter services for the hearing impaired must notify the Office of the Clerk at 421-7740, Extension 248, forty-eight (48) hours in advance of the hearing date. This notice constitutes official public notification of the subject meeting.

This notice was posted
March 7, 2014.

AGENDA – MARCH 13, 2014

OPENING SESSION

1. CALL TO ORDER AT 4:00 P.M.
2. ROLL CALL
3. MOTION TO APPROVE JANUARY 9, 2014 MINUTES

BILLS AND COMMUNICATIONS

A. RATIFIED

4. MOTION TO RATIFY INVOICE –BETA GROUP, INC.-SOUTH STREET STATION- \$5,000.00
5. MOTION TO RATIFY INVOICE –LAW OFFICES OF JOHN M. BOEHNERT – LEGAL \$10,425.00
6. MOTION TO RATIFY INVOICE –LAW OFFICES OF JOHN M. BOEHNERT- TITLE UPDATE/LAND EVIDENCE COPIES - \$195.00
7. MOTION TO RATIFY INVOICE –CHERENZIA & ASSOCIATES – CONTRACT PAYMENT \$1,662.50
8. MOTION TO RATIFY INVOICE- CHERENZIA & ASSOCIATES- CONTRACT PAYMENTS- \$2,500.00
9. MOTION TO RATIFY INVOICE- RDW GROUP- COMMUNICATIONS - \$3000.00.
10. MOTION TO RATIFY INVOICE- PROVIDENCE WATER- OPERATING COST- 2 HAWTHORNE ST. - \$32.50.
11. MOTION TO RATIFY INVOICE- NATIONAL GRID- OPERATING COST – 421 ELMWOOD AVE. - \$24.99.

12. MOTION TO RATIFY INVOICE- THOMAS HOAGLAND- CONSULTING SERVICES- \$175.00.
13. MOTION TO RATIFY INVOICE- CAMERON & MITTLEMAN LLP- LEGAL- \$1,537.50.
14. MOTION TO RATIFY INVOICE- AS220- POP-UP PROVIDENCE- \$5,695.07.
15. MOTION TO RATIFY INVOICE – DARROW EVERETT LLP– LEGAL \$16,817.50
16. MOTION TO RATIFY INVOICE- PETER M. SCOTTI & ASSOCIATES- APPRAISAL FOR 143 PAVILION ST. - \$250.00.
17. MOTION TO RATIFY INVOICE- MICHAEL CERRONE, JR.- CONSULTING SERVICES ON FARMERS’ MARKET- \$1,200.00
18. MOTION TO RATIFY INVOICE- STATE OF RHODE ISLAND GENERAL TREASURER- - APPLICATION FOR DELINEATED WETLANDS IN REGARDS TO 70 HOUGHTON STREET THE AMOUNT OF \$2,100.00

B. NEW BILLS

19. MOTION TO APPROVE INVOICE- CAMERON & MITTLEMAN LLP- LEGAL- \$356.25.
20. MOTION TO APPROVE INVOICE- SCHECTMAN HALPERIN SAVAGE, LLP- LEGAL- \$1, 485.00.
21. MOTION TO APPROVE INVOICE- ASG PLANNING- LOAN PROGRAM IMPROVEMENTS- \$6,000.00
22. MOTION TO APPROVE INVOICE- ROGER WILLIAMS UNIVERSITY INTERNS- \$3,600.00.
23. MOTION TO APPROVE INVOICE- RDW GROUP, INC. - COMMUNICATIONS- \$3,000.00.
24. MOTION TO APPROVE INVOICE-LYNCH MALLOY MARINI, LLP- LEGAL- \$18,034.50.
25. MOTION TO APPROVE INVOICE- DARROW EVERETT LLP- LEGAL-\$20,000.
26. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. – LOUTTIT PROJECT-\$3,750.00.
27. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. - PERMITTING FOR AMERICAN TOURISTER, HOUGHTON ST. - \$400.00.

28. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD. - GORHAM SITE, 333 ADELAIDE AVE. - \$7,789.50
29. MOTION TO APPROVE INVOICE- LAW OFFICES OF JOHN M. BOENHERT, LTD. - LEGAL- \$4,500.00.
30. MOTION TO APPROVE INVOICE- LAW OFFICE OF JOHN M. BOENHERT, LTD. - LEGAL- \$1575.00.

EXECUTIVE DIRECTOR'S REPORT

31. DISCUSSION OF PRA ROLE IN OPPORTUNITY SPACE PROPOSAL, A STANDARDIZATION OF PROPERTY CLASSIFICATIONS WITH CONSULTANT FEE OF \$4-5,000.
32. INTRODUCTION OF AMBER ILCISKO AS RECORDING SECRETARY.
33. REPORT ON CITY COUNCIL ORDINANCE COMMITTEE HEARING FEBRUARY 18, 2014 REGARDING DAVOL SQUARE. FIRST HEARING BEFORE CITY COUNCIL ON MARCH 6, 2014.
34. REPORT ON STEERING COMMITTEE MEETINGS FOR JANUARY AND FEBRUARY FOR DOWNTOWN FARMER'S MARKET
35. NOTICE OF RECEIPT OF DEM APPROVAL FOR FINAL REMEDIATION AT LOUITT SITE, 93 CRANSTON ST., PROVIDENCE, RI 02907
36. REPORT ON MEETING WITH COUNCILWOMAN MATOS REGARDING EAGLE SQUARE TIF.

NEW BUSINESS

A. RATIFIED

37. MOTION TO RATIFY ROGER WILLIAMS UNIVERSITY LAW STUDENTS AT \$18 PER HOUR IN ORDER TO PROVIDE FILING SERVICES FOR INACTIVE FILES AT THE AGENCY; MAXIMUM EXPENDITURE NOT TO EXCEED \$3,600.
38. MOTION TO RATIFY POP- UP PROVIDENCE STEERING COMMITTEE AND APPLICATION CRITERIA; BONNIE NICKERSON TO PRESENT.

B. NEW BUSINESS

39. MOTION TO APPROVE PRA HOUSING FUND PROGRAMS; ANN GALBRAITHE TO PRESENT FOR APPROVAL: RULES/REGULATIONS, HANDBOOK, LOAN DOCUMENTS, AND INTERNAL REVIEW PROCEDURE.

40. MOTION TO APPROVE RIPTA BUS SHELTER RELOCATION: OVERSIZED BUS SHELTERS TO BE RELOCATED (FOR FIVE YEARS WITH PRA HAVING ONE YEAR'S NOTICE TO FORCE REMOVAL) TO LOCATION ALONG SIDEWALK ON 5 EXCHANGE ST.; BONNIE NICKERSON TO PRESENT.
41. MOTION TO APPROVE NEW PROVIDENCE REVOLVING FUND (PRF) HISTORIC PRESERVATION LOAN PROGRAM: INVESTMENT AMOUNTING TO \$200,000; LOAN PROGRAM TO BE ADMINISTERED/ MANAGED BY THE PRF FOR TEN YEARS.
42. MOTION TO APPROVE EXPENDITURES OF UP TO \$20,000 FROM EAGLE SQUARE TIF ACCOUNT FOR DEMOLITION OF AN EXISTING DILAPIDATED WAREHOUSE ALONG BIKEWAY IN RIVERSIDE PARK.
43. MOTION TO APPROVE PRA ACCEPTING TITLE TO FLYNN SCHOOL , 220 BLACKSTONE ST., PROVIDENCE, RI 02905 FROM CITY, MARKETING PROPERTY FOR SALE, RECOUPING EXPENSES OF SALE, AND SPLITTING NET PROCEEDS WITH CITY, AND TO SEND LETTER OF INFORMATION AND SUPPORT TO CITY PROPERTIES COMMITTEE.
44. MOTION TO APPROVE REVISED BUDGET FOR 2014.
45. MOTION TO APPROVE PAYMENT ON BEHALF OF CITY OF PROVIDENCE TO PROVIDENCE HOUSING AUTHORITY FOR WORK BY EJP CONSULTING GROUP, LLC AMOUNTING IN \$10,000. CONSULTING WORK FOR ADMINISTERING PROVIDENCE'S 2010 CHOICE NEIGHBORHOOD PLANNING GRANT.
46. MOTION TO APPROVE 2014 LIST OF PRA PROPERTIES (SUCH LIST IS ATTACHED HERETO AS EXHIBIT A) TO BE SOLD AND TO APPROVE LISTING AGREEMENT AND MARKETING PROPOSAL FOR SAME WITH PETER SCOTTI ASSOCIATES.
47. MOTION TO APPROVE LOAN AGREEMENT FOR DEMOLITION ON AT 79 MARSHALL ST., PROVIDENCE, RHODE ISLAND, 02909. SEAN CREEGAN TO PRESENT.
48. MOTION TO APPROVE TRANSFER PUBLIC/PRAIRIE PROPERTIES (TAX ASSESSOR'S PLAT 45 LOTS 400, 401, 438, 439, 550 AND 755)-TO RHODE ISLAND HOUSING AT NO COST.
49. MOTION TO APPROVE LEASE (WITH OPTION TO PURCHASE) WITH RHODE ISLAND HOUSING REGARDING 36 CROMWELL ST. AND SUBLEASE SAME TO CROMWELL VENTURES FOR AUTOMOBILE PARKING AND ATTENDANT IMPROVEMENTS.

50. UMICORE
A. AMENDMENT TO THE LEASE- MOTION TO APPROVE AMENDMENT TO UMICORE LEASE AT 50 SIMS ST. IN ORDER TO REMOVE PORTION OF PROPERTY FROM LEASE (“COURTHOUSE”);

B-TO AUTHORIZE EXECUTIVE DIRECTOR TO BEGIN MARKETING OF COURTHOUSE FOR SALE SUBJECT TO PRA BOARD APPROVAL.

C. TO MAKE PAYMENT TO UMICORE OF \$100,000.00 PER 2011 AGREEMENTS RE: JOB CREATION.
51. MOTION TO APPROVE CONTRACT WITH EVERETT BIANCO AS PRA LANDSCAPE MAINTENANCE CONTRACTOR.

EXECUTIVE SESSION

52. MOTION TO CONVENE INTO EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION, PURSUANT TO R.I. GEN. LAWS § 42-46-5(A) (2).
53. MOTION TO RETURN TO OPEN SESSION.
54. MOTION TO SEAL MINUTES OF EXECUTIVE SESSION HELD ON FEBRUARY 20, 2014.
55. REPORT ON ACTIONS TAKEN IN EXECUTIVE SESSION.

ADJOURNMENT

EXHIBIT A

LIST OF PRA PROPERTIES TO BE SOLD IN 2014

PROPERTY

1017 BROAD STREET (BOMES THEATER)

13 WARRINGTON STREET (BOMES)

17 WARRINGTON STREET (BOMES)

28 EASTWOOD AVENUE

32 EASTWOOD AVENUE

36 EASTWOOD AVENUE

40 EASTWOOD AVENUE

24 HANNAH STREET

56 HEATH STREET

31 MYRTLE STREET

48 NORWICH STREET

148 POCASSET AVENUE

234 LAUREL HILL AVENUE

33 PORTLAND STREET

37 PORTLAND STREET

41 PORTLAND STREET

140 SHERWOOD STREET

144 SHERWOOD STREET

1150 WESTMINSTER STREET

621 PRAIRIE AVENUE

220 PRAIRIE AVENUE