



PROVIDENCE REDEVELOPMENT AGENCY

MEETING INFORMATION

Location

Conference Room – 1st floor

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
Manuel Cordero, Member
Mary Kay Harris.,
Councilwoman
Bryan Principe, Councilman
Mayor Jorge Elorza, 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 on
July 12, 2016.

AGENDA – JULY 14, 2016

OPENING SESSION

1. CALL TO ORDER AT 4:00 P.M.
2. ROLL CALL
3. MOTION TO APPROVE JUNE 9, 2016 MEETING MINUTES.

BILLS AND COMMUNICATIONS

4. MOTION TO APPROVE INVOICE- DARROW EVERETT- LEGAL- \$10,842.50.
5. MOTION TO APPROVE INVOICE-RDW GROUP- COMMUNICATIONS FOR JUNE- \$1,350.00.
6. MOTION TO APPROVE INVOICE- RDW GROUP- COMMUNICATIONS FOR JULY- \$1,350.00.
7. MOTION TO APPROVE INVOICE- LAW OFFICES OF JOHN M. BOEHNERT- 514 BROADWAY AND 50 SIMS- \$2,375.00.
8. MOTION TO APPROVE INVOICE- G&L INSURANCE ASSOCIATES.- \$1,296.52.
9. MOTION TO APPROVE INVOICE- VANESSE HANGEN BRUSTLIN, INC.- ELUR COMPLIANCE- \$1,625.00.
10. MOTION TO APPROVE INVOICE- CHERENZIA & ASSOCIATES, LTD.- AMERICAN TOURISTER- \$3,910.00.
11. MOTION TO APPROVE INVOICE- PASQUAZZI BROS., INC.- FENCING AT FLYNN SCHOOL- \$3,097.60.
12. MOTION TO APPROVE INVOICE- PROVIDENCE JOURNAL- ADVERTISEMENT- \$885.08.

13. MOTION TO APPROVE INVOICE- BENGSTON & JESTINGS, LLP.- 514 BROADWAY- \$3,023.50.
14. MOTION TO APPROVE INVOICE- PETER M. SCOTTI & ASSOCIATES, INC.- 70 HOUGHTON STREET- \$1,218.00.
15. MOTION TO APPROVE INVOICE- ASG PLANNING- TIF ANALYSES- \$2,625.00.

EXECUTIVE DIRECTORS REPORT

16. REPORT ON 25 BOUGH STREET.

EXECUTIVE SESSION

17. MOTION TO CONVENE INTO EXECUTIVE SESSION PURSUANT TO SECTION 42-46-5 OF THE R. I. GEN. LAWS FOR THE PURPOSE OF THE DISCUSSION AND POSSIBLE ACTION IN RELATION TO :
 - A. THE INVESTMENT OF PUBLIC FUNDS PURSUANT TO RHODE ISLAND GENERAL LAWS 42-46-5(A)(7); AND
 - B. DISCUSSIONS AND CONSIDERATIONS RELATED TO THE DISPOSITION OF PUBLICLY HELD PROPERTY LOCATED AT 1150 WESTMINSTER STREET, PROVIDENCE, RI 02909 (PLAT: 32 LOT: 528) PURSUANT TO RHODE ISLAND GENERAL LAWS 42-46-5(A)(5) WHEREIN ADVANCE PUBLIC INFORMATION WOULD BE DETRIMENTAL TO THE INTERESTS OF THE PUBLIC.
18. MOTION TO RETURN TO OPEN SESSION.
19. MOTION TO SEAL MINUTES OF EXECUTIVE SESSION HELD ON JULY 14, 2016.
20. REPORT ON ACTIONS TAKEN IN EXECUTIVE SESSION.

NEW BUSINESS

21. MOTION TO APPROVE THE LEASE OF PARCEL C, (PLAT 27, LOT 286), TO CAPCO STEELE FOR THREE (3) YEARS, SUBJECT TO OPTION TO PURCHASE GRANTED TO UMICORE USA IN 2015.
22. MOTION TO APPROVE GRANT OF \$27,000 TO THE DOMINICAN AMERICAN ASSOCIATION TO BE USED AT 100 NIAGARA STREET, (PLAT 52, LOT 182).

23. MOTION TO APPROVE AND RECORD THE DEED FOR 1150 WESTMINSTER STREET, PROVIDENCE, RI 02909 (PLAT: 32 LOT: 528), FROM THE AGENCY TO THE ADJACENT SERVICE STATION OWNER, USED AS GASOLINE SERVICE STATION FOR \$1.00.
24. MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO REJECT ALL BIDS OR ACCEPT THE LOWEST RESPONSIBLE BID NOT TO EXCEED \$125,000 RELATED TO THE REMEDIATION PROJECT TO BE COMPLETED AT 93 CRANSTON STREET, PROVIDENCE, RI 02907 (PLAT: 29 LOT: 505) AND TO EXECUTE ALL OTHER NECESSARY ACTIONS TO COMPLETE THE SALE OF PROPERTY PURSUANT TO EXECUTED PURCHASE AND SALE AGREEMENT BETWEEN PRA AS SELLER AND 93 CRANSTON STREET, LLC AS BUYER.
25. MOTION 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 REAL PROPERTY LOCATED AT 49 HOLLIS STREET, PROVIDENCE, RI 02907 (PLAT: 31 LOT: 602)
26. MOTION TO APPROVE LOAN DOCUMENTS TO BE USED IN CONNECTION WITH THE HOUSING CONSTRUCTION LOANS FOR THE PROPERTIES DETAILED IN **ATTACHMENT B**.
27. MOTION TO APPROVE A GRANT IN THE AMOUNT OF \$120,000.00 TO SWAP, INC. TO BE USED EXCLUSIVELY BY SWAP FOR THE INSTALLATION OF A PERIMETER FENCE AROUND EXISTING CEMETERY AT THE PROPERTY LOCATED AT 10 ELMWOOD AVENUE, (PLAT 30, LOT 252).
28. MOTION TO APPROVE THE PURCHASE OF ADDITIONAL PROPERTIES AT OR AROUND THE PARAGON MILLS COMPLEX TO BE USED AS ADDITIONAL PARKING.
29. MOTION TO APPROVE AN AMENDMENT TO THE LOAN WITH 100 WASHINGTON STREET, LLC. WHEREBY THE LOAN AGREEMENT IS MODIFIED AND REMAINING DEBT TO BE PAID.
30. MOTION TO AUTHORIZE THE EXPENDITURE OF NOT MORE THAN \$50,000.00 PURSUANT TO SECTION 45-32-5 OF THE RHODE ISLAND GENERAL LAWS FOR THE PURPOSE OF A PILOT PROGRAM TO ACQUIRE PROPERTIES NEEDED FOR REDEVELOPMENT AND ADDRESS BLIGHT AND ABATEMENT.
31. MOTION TO APPROVE 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.

32. 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.
33. MOTION TO APPROVE AMENDING THE RESOLUTION RECORDED AT BOOK: 3965 PAGE: 265 OF THE PROVIDENCE RECORDER OF DEEDS OFFICE TO CORRECT A TYPOGRAPHICAL ERROR RELATED TO THE PARCEL NUMBER ASSOCIATED WITH THE ACQUISITION OF REAL PROPERTY LOCATED AT 106 JULIAN STREET, PROVIDENCE, RI 02909 (PLAT 62, LOT 75).
34. MOTION TO ACCEPT A GRANT AWARD TO BE EXPENDED ON THE PURCHASE OF PROPERTIES NECESSARY FOR REDEVELOPMENT, BLIGHT ABATEMENT, AND/OR BLIGHT PREVENTION.
35. MOTION TO AMEND THE RULES AND REGULATIONS OF THE PROVIDENCE HOUSING TRUST FUND PROGRAM PURSUANT TO SECTION 3.7 OF THE RULES AND REGULATIONS OF THE PROVIDENCE HOUSING TRUST FUND PROGRAM.

ADJOURNMENT

ATTACHMENT A

PLAT:	LOT:	ADDRESS:
30	284	72 WILSON STREET, PROVIDENCE, RI 02907
30	285	78 WILSON STREET, PROVIDENCE, RI 02907
30	291	102 WILSON STREET, PROVIDENCE, RI 02907
30	299	63 WARREN STREET, PROVIDENCE, RI 02907
30	301	59 WARREN STREET, PROVIDENCE, RI 02907
30	307	45 WARREN STREET, PROVIDENCE, RI 02907
30	334	42 WARREN STREET, PROVIDENCE, RI 02907
30	338	50 WARREN STREET, PROVIDENCE, RI 02907
30	339	44 WARREN STREET, PROVIDENCE, RI 02907
30	355	49 WESTFIELD STREET, PROVIDENCE, RI 02907

ATTACHMENT B

PLAT:	LOT:	ADDRESS:
69	565	120 CAMDEN AVE, PROVIDENCE, RI 02908
110	104	9 SOPHIA STREET, PROVIDENCE, RI 02909
60	106	226-228 SACKETT STREET, PROVIDENCE, RI 02907
63	376	274 AMHERST STREET, PROVIDENCE, RI 02909
23	435	95 PROVIDENCE STREET, PROVIDENCE, RI 02907
62	95	42 PUTNAM STREET, PROVIDENCE, RI 02907
31	97	93 SUPERIOR STREET, PROVIDENCE, RI 02907
23	959	169 PEARL STREET, PROVIDENCE, RI 02907
123	116	145 SUNBURY STREET, PROVIDENCE, RI 02908
31	602	49 HOLLIS STREET, PROVIDENCE, RI 02907