

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
Thursday, July 16, 2009
400 Westminster Street, Providence, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency at 400 Westminster Street, Providence, Rhode Island on Thursday, July 16, 2009 at 4:05 P.M.

The Chairman called the meeting to order. Present were: Henry Kates, Chairman; Robert Montecalvo, Jim DeRentis and Councilman Aponte

Absent at Time of Roll Call: Leslie Gardner, Vice Chairwoman; Julius Kolawole and Councilman Leon Tejada

Others in attendance: Thomas E. Deller, Executive Director; April Wolf, Director of Real Estate; Michael Lepore, Assistant Director of Real Estate, William Smitherman, Legal Counsel and Marcia Brown, Recording Secretary

Approval of Minutes: Councilman Aponte made a motion to approve the minutes which was seconded by Mr. Montecalvo. The motion passed unanimously and minutes were approved as submitted.

BILLS AND COMMUNICATIONS

ProvPort Quarterly Reports: Mr. Deller reported that ProvPort submitted their third and fourth quarter report. Additionally, their proposed Budget has been submitted. Mr. Deller stated that Mr. Ed Restivo will be contracted to review the budget, the 2005 bonding, the property tax calculation and the profit sharing.

Mr. Montecalvo asked if the Port is at 100 percent capacity. Mr. Deller responded that the City has been working with ProvPort to get additional tenants into the Port.

EXECUTIVE DIRECTOR'S REPORT

Potential Redevelopment Plan Amendments Promenade/Port of Providence/Olneyville – Mr. Deller reported that two things are ongoing at ProvPort related to growth of jobs and businesses. A draft application has been submitted to the Economic Development Administration for \$3 million grant for expansion and modernization of the Port. The initial application includes eight to twelve acres of City land. Under the proposed plan the City would donate the property to the Agency and the PRA would use the EDA funds to remediate the site. This site would then be leased to ProvPort for use and they would pay the agency an appraised lease rate. The cost of remediation is estimated at \$1 million. Additional moneys from the grant would be used for rail track looping,

removing an old container crane, and relocating the security gate to improve security. ProvPort would have to pay certain costs related to the proposed construction.

Mr. Deller also reported that under the American Recovery and Revitalization Act (ARRA) there is a program Transportation Investment Generating Economic Recovery (TIGER) Program. Under this program there is a competitive round to look at how to improve traffic flow in a region to alternate and different means and how it is partnered. Provport, in partnership with the City, is applying for \$30-40 million to upgrade the rail line as it goes out of the Port, to increase the speed to higher than 8mph. Also, improvements to berth six, purchase of new cranes and some other plans. The goal is to improve rail and traffic circulation and employment. Mr. Deller also stated that the Mayor and Councilman Aponte reestablished the Port Commission and members have been appointed and it is the Commission's job to market and promote the Port.

Mr. Deller also reminded the Agency members that at some point around 2004/2005, the PRA had attempted to purchase the property on Allens Avenue, now known as Providence Piers. At that time, Mr. Patrick Conley purchased the property before the Agency was able to act upon it. Now, Mr. Conley has approached the Agency to see if we are interested in acquiring the property at this time. An analysis of the property and its value is ongoing and dependent upon the outcome of the analysis, the property acquisition may be included in the proposed redevelopment plan for Allens Avenue.

Ms. Gardner arrives at 4:25PM

Promenade – Mr. Deller explained that a number of businesses located in the Promenade are looking to expand and potentially locate 200-300 jobs in the area if the right land is available. We are looking at the possible acquisition of underutilized, environmentally contaminated properties for redevelopment purposes. An EDA application has been filed to partially fund the project, which will also extend Charlotte Hope Street, connecting it from Kinsley to Harris. This would open up potential for further development on land bordering Charlotte Hope. Additionally, it is our understanding that Capco Steel is negotiating to purchase the Nicholson File property to further expand his business.

Olneyville - We have also been working with the Olneyville Housing Corporation on Paragon Mill which they are in agreement to purchase. Olneyville Housing is getting support from Rhode Island Housing (RIH) through RIH Keepsake Program. The potential redevelopment project would propose several things; participation in the Paragon Mills project, possible acquisition of the old Almac's site and the reconnection of Delaine Street, completing the Olneyville Square circulator..

Neighborhood Stabilization Program – Mr. Deller reported that we received \$3.3 million through a sub grantee agreement with the state. To date we have a commitment of \$200,000 for acquisition and renovation of a property on Congress and commitments to individual home buyers in the amount of approximately \$150,000 in various parts of the city.

Mr. Deller also reported that under the stimulus bill, there was a refunding of NSP on a competitive basis. The refunding talks about partnership and we have been meeting with adjacent communities; Providence, Pawtucket, East Providence, Woonsocket and various participating non-profit housing groups. An application will be filed for \$60 million statewide with Rhode Island Housing as the lead. The money is being designed to make wholesale change in neighborhoods, to acquire properties, if buildings need to be taken down, take them down and build new ones in their place, to renovate those that can be renovated and to encourage community gardens and greening. It is a nationwide competition and likely that every state will get one application approved. The Housing Trust, through the Redevelopment Agency, would run the homeownership loan program.

Executive Session – 42-46-5(a) – Councilman Aponte made the motion to enter into executive session and Ms. Gardner seconded the motion. Chairman Kates called for a roll call: Chairman Kates, Ms. Gardner, Mr. DeRentis, Councilman Aponte and Mr. Montecalvo.

REGULAR MEETING - Reconvened at 5:10 p.m.

Councilman Aponte made a motion to close and seal the records of executive session and seconded by Ms. Gardner. The motion passed unanimously.

NEW BUSINESS

Mr. Deller asked that the resolution be changed to “authorizing the Chairman and the Executive Director” to negotiate and execute a settlement agreement substantially in accordance with the terms discussed in Executive Session relative to the Center’s Portland Street Project – Councilman Aponte made a motion to amend the resolution, seconded by Mr. DeRentis. After discussion it was duly moved by Mr. DeRentis and seconded by Mr. Montecalvo to move the resolution as amended. The resolution passed unanimously and Resolution No. 2009 -10 was adopted.

Mr. Deller asked that the resolution be changed to “authorizing the Chairman and Executive Director” to negotiate and execute an agreement substantially in accordance with the terms discussed in executive session relative to the Smith Hill Community Development Corporation’s Douglas Avenue Project – Councilman Aponte made a motion to amend the resolution, seconded by Mr. DeRentis. Councilman Aponte made the motion to move the resolution as amended, seconded by Mr. DeRentis. The motion passed unanimously and Resolution No. 2009-11 was adopted.

Resolution relative to the ProvPort Budget – Mr. Deller reported that ProvPort submitted a three year budget. Mr. Deller stated that there are some issues that need to be addressed. After discussion it was moved by Mr. DeRentis and seconded by Mr. Montecalvo that the resolution be adopted as submitted. The motion passed unanimously and Resolution No. 2009-12 was adopted.

Resolution amending the Designation of Developer status on 1040 Broad to transfer the property to SWAP or its eligible designee. - Mr. Deller reported that SWAP will be appointed the developer for 1040 Broad Street and agrees to pay \$210,000 for the property, replacing Julian Dash/Dash Development as the designated developer. Mr. DeRentis made the motion and seconded by Mr. Montecalvo to approve the resolution as submitted. The resolution passed unanimously and Resolution No. 2009-13 was adopted.

ADJOURNMENT

Ms. Gardner made the motion to adjourn and seconded by Councilman Aponte. The meeting adjourned at 5:12 p.m.