

**Central Falls Redevelopment Agency Meeting Minutes**  
**Wednesday, January 10, 2018**  
**7:00 PM**  
**In the Third Floor Conference Room**  
**City Hall, 580 Broad Street**  
**Central Falls, R.I. 02863**

**I. Call to Order**

The meeting was called to order at 7:11 PM by Vice-Chair Barb Silvis.

**II. Roll Call**

Vice-Chair Barbara Silvis, Timothy Grace, and Silva Rosa present. Chair Patsy Peterson and Richard Oliveira absent. *Director Peter Friedrichs, Assistant Director Mark Allio, and Redevelopment Agency Counsel Ryan Holt staffed the meeting.*

**III. Minutes**

- a. Consideration of 11-08-17 Meeting Minutes- Motion was made by Mr. Grace to accept minutes. It was seconded by Mr. Rosa and passed unanimously.

**IV. Bills and Communications**

- a. Darrow Everett legal expenses (1304 High St.)- \$1,995+\$60=\$2,055- Motion was made by Mr. Grace to authorize payment of bill. It was seconded by Mr. Rosa and passed unanimously.
- b. Liability coverage for CFRA properties- The Trust- update- PED Director Friedrichs announced that the Trust has agreed to extend liability coverage to CFRA members and all CFRA-owned properties under the City of Central Falls policy.
- c. Notice of CFRA member interest in properties within the Redevelopment Areas- PED Director Friedrichs announced the City Council entered the required board members statements attesting to any ownership interests in properties located within Redevelopment Areas into the minutes of the December meeting, satisfying the state law requirement.
- d. Voluntary acquisition letter- PCFDC- PCFDC provided this document as part of its HUD funding and development requirements for 661-663 Pine Street. Motion was made by Mr. Rosa to accept letter. It was seconded by Mr. Grace and passed unanimously.

**V. Report of the Director**

- a. 229 Washington Street update-this property has been acquired and P&S closed for a sum of \$10,000.
- b. 661-663 Pine Street update- PCF Development submitted a grant application on December 15<sup>th</sup> to fund the construction of a 2-family home on this property.
- c. Website live- CFRA- website is now live and includes property listings, RFPs/RFQs, and meeting documents.

*Pursuant to Rhode Island General Laws § 42-46-4, the Agency reserves the right to convene in executive session on any of the aforementioned items for one or more of the purposes listed in Rhode Island General Laws § 42-46-5(1)-(10). The City of Central Falls is an equal opportunity employer ADA/EOE. TDD/TTY 401-727-7450. This notice is posted at City Hall and with the Secretary of State's website pursuant to Rhode Island General Laws. To review Notice of Citizen's Rights visit the Attorney General's webpage at [www.riag.ri.gov](http://www.riag.ri.gov)*

Motion was made by Mr. Grace to accept Directors report. It was seconded by Mr. Rosa and passed unanimously.

## **VI. New Business**

- a. Consideration and action regarding
  - i. Designation of developer (s) for 12 Hood, 229 Washington, 42 Park, and 108 Blackstone.
    1. 12 Hood- Motion was made by Mr. Grace to accept Director's recommendation selecting The Apiary as developer and instructing the Director to negotiate a Purchase and Sales Agreement to bring to the Agency for approval. It was seconded by Mr. Rosa and passed unanimously.
    2. 229 Washington- Motion was made by Mr. Grace to accept Director's recommendation selecting The Apiary as developer and instructing the Director to negotiate a Purchase and Sales Agreement to bring to the Agency for approval. It was seconded by Mr. Rosa and passed unanimously.
    3. 42 Park- Motion was made by Mr. Grace to accept Director's recommendation selecting BVCAP as developer and instructing the Director to negotiate a Purchase and Sales Agreement to bring to the Agency for approval. It was seconded by Mr. Rosa and passed unanimously.
    4. 108 Blackstone- Motion was made by Mr. Grace to accept Director's recommendation selecting BVCAP as developer and instructing the Director to negotiate a Purchase and Sales Agreement to bring to the Agency for approval. It was seconded by Mr. Rosa and passed unanimously.
  - ii. Meeting Calendar for 2018. Motion was made by Mr. Grace to accept scheduled meeting dates for 2018. It was seconded by Mr. Rosa and passed unanimously.
  - iii. Proposed amendment to the Central Falls Redevelopment Area 1 Plan for identification of properties for possible acquisition by the Agency for purposes of redevelopment. Motion was made by Mr. Rosa to approve the resolution. It was seconded by Mr. Grace and passed unanimously.
  - iv. Review of CFRA financials- FY17 and FY18 YTD (through 12/31/17). Motion was made by Mr. Rosa to accept PED Director Friedrich's summary of activity and close out FY17. It was seconded by Mr. Grace and passed unanimously. FY18 YTD financials were not available.

## **VII. Old Business**

Consideration and possible action regarding Qualification of recent submissions to RFQ for professional services. PED Director Friedrichs presented updated administrative recommendation document summarizing suggested additions to list of qualified service

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providers. Motion was made by Mr. Grace approving additions. Seconded by Mr. Rosa and passed unanimously.

### **VIII. Adjournment**

A motion to adjourn was made by Mr. Grace. It was seconded by Mr. Rosa and passed unanimously. The meeting adjourned at 8:17 pm.

Next meeting will be held on Wednesday February 21, 2018 instead of the previously scheduled date of February 14<sup>th</sup>, 2018, due to Valentine's Day.