

**Central Falls Redevelopment Agency Meeting Minutes**  
**Wednesday, May 9, 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 Chair Patsy Peterson.

**II. Roll Call**

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

**III. Minutes**

- a. Consideration of April 11, 2018 Meeting Minutes- Motion was made by Mr. Grace to accept minutes. It was seconded by Vice-Chair Silvis and passed unanimously.

**IV. Bills and Communications**

Payment of the bill in the amount of \$240.00 to Darrow Everett dated April 11, 2018 was motioned by Mr. Grace and seconded by Vice-Chair Silvis. It passes unanimously.

**V. Report of the Director**

- a. 656 Dexter Street

The Agency had moved to foreclose on this property for failure to pay taxes, but back taxes have now been paid. The property is now listed for sale. The Director has been in communication with the owner and realtor and has prepared an offer letter to the realtor outlining terms of interest in acquisition. The Director provided a memo in order to hire an appraiser. Owner is looking to sell the lot at 656 Dexter St and the building at 664 Dexter St. for \$395,000. The appraisal would allow the Agency to consider the two properties separately or together. The approximately 9,000 square foot building is commercial and does not have active residential above, though that would be a legal use.

- b. Contract with architect

Ultramoderne has been executed to create schematic design for energy-efficient owner-occupied affordable home at 42 Park Street. Further updates will be available in June.

A motion to accept the Director's report was made by Vice-Chair Silvis and seconded by Mr. Grace. The motion carried unanimously.

**VI. New Business**

- a. Consideration and possible action regarding
  - i. Consultant Services – Authorization for Non-Competitive Solicitation of Appraisal Services for 656 Dexter St – AP 8/80 and 664 Dexter Street – AP 8/302

*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)*

A motion to approve the resolution authorization of non-competitive solicitation of appraisal services for the above-reference properties was made by Vice-Chair Silvis and seconded by Mr. Oliveira. It passed unanimously.

ii. Resolution to Adopt the Budget for the 2018-2019 Fiscal Year

A motion to approve the budget for the 2018-2019 Fiscal Year was made by Vice-Chair Silvis and seconded by Mr. Grace. The motion carried unanimously.

**VII. Adjournment**

A motion to adjourn was made by Mr. Oliveira. It was seconded by Vice-Chair Silvis and passed unanimously. The meeting adjourned at 7:40 pm.