

Central Falls Redevelopment Agency Meeting Minutes
Tuesday, September 11, 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 7:07PM by Chair Patsy Peterson

II. Roll Call

Chair Patsy Peterson, Vice Chair Barb Silvis, Timothy Grace, Richard Oliveira, Silva Rosa, present.
Principal Planner Jillian Finkle and Legal Counsel Ryan Holt and Nick Hemond staffed the meeting.

III. Minutes

- a. Consideration of June 13th, 2018 Meeting Minutes
A motion was made by Vice Chair Silvis to approve the minutes from June 13, 2018. The motion was seconded by T. Grace and passed unanimously.

IV. Bills and Communications

A motion to accept bills and communications and authorize payment of the bills listed below was made by S. Rosa and seconded by Vice Chair Silvis. The motion passed unanimously.

FY18

- a. Darrow Everett, LLP - Bills from June, July and August 2018
b. Invoice for appraisal for 656 and 664 Dexter Street (Sweeney Real Estate)
c. Invoice for architectural services for 108 Blackstone (Architectura)

FY19

- d. Invoice for architectural services for 42 Park Street (Ultramoderne)
e. Invoice for civil engineering services for 42 Park Street (MBL)
f. Reimbursement requests for expenses relating to 229 Washington/12 Hood (the Apiary)

V. Report of the Director

- a. 656-664 Dexter Street

The Director had determined it was too expensive to purchase this property.

- b. Park Street

A civil engineer was engaged to examine the structural needs to support a 2-story building. Director T. Deller is recommending the Agency not pursue development using the current design in this location, because it would be too expensive. However, the designs could be used at another site. Director T. Deller is in conversation with the neighbor who is interested in buying the property. Chair P. Peterson asked for updates.

- c. 108 Blackstone Street

Plans are moving forward with the presented designs.

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(a)(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

d. 12 Hood Street and 229 Washington Street
Plans are moving forward with the presented designs.

e. OSRAM-Sylvania property appraisal
The potential developer appears to no longer be interested and the City is no longer pursuing an appraisal. The current asking price is approximately \$3.4m.

f. (Not on the original agenda) 1304 High St
The City is working with the Narraganset Bay Commission to develop a soccer field on this site. This soccer field will be fully funded by the Narraganset Bay Commission. The field will serve as green storm water infrastructure, to serve as a way filtering stormwater.

A motion to accept the Director's report was made by T. Grace and seconded by R. Oliveira. The motion passed unanimously

VI. Unfinished Business

- a. Consideration and Possible Action Regarding
 - i. Qualification of recent submissions to RFQ for professional services: Allen & Major Associates for Land Surveying and Engineering

Principal Planner J. Finkle requested the Board to qualify Allen & Major Associates to be on the vendor's list to do Land Surveying and Engineering. A motion to add Allen & Major Associates to the pre-qualified vendor list for professional services for Land Surveying and Engineering was made by Vice Chair Silvis and seconded by S. Rosa. The motion passed unanimously.

VII. New Business

There was no new business.

VIII. Executive Session

- a. Executive session pursuant to R.I.G.L. 42-46-5(a)(2) and (5) for discussion of litigation involving real property owned by the Redevelopment Agency.

A motion to enter into executive session was made by T. Grace and seconded by Vice Chair Silvis.

Votes in favor: Chair Patsy Peterson, Vice Chair Barb Silvis, Timothy Grace, Richard Oliveira, Silva Rosa. Votes in opposition: none.

Following the Executive Session, the public portion of the meeting resumed.

Report from the Executive Session:

The Central Falls Redevelopment Agency took three votes in Executive Session:

- 1 – was relative to the settlement authority of the Director.
- 2 – to seal the minutes from the executive session.

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3 – to come out of executive session.

b. Motion to Seal the minutes of Executive Session.

A motion to seal the minutes of the Executive Session was made by Vice Chair Silvis and seconded by T. Grace. The motion passed unanimously.

IX. Adjournment

A motion to adjourn the meeting was made by Vice Chair Silvis and seconded by R. Oliveira. The motion passed unanimously at 7:57 PM.

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(a)(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