

<b>Central Falls Redevelopment Agency Bills - November 14, 2018</b>					
<b>(Since meeting September 11, 2018)</b>					
<u>Vendor</u>	<u>Amount</u>	<u>FY</u>	<u>Account</u>	<u>Status</u>	<u>Project</u>
Darrow Everett	\$420	18	CAP	Pd	Legal
Darrow Everett	\$465	18	CAP	Pd	Legal
The Apiary	\$14,500	18	CAP	Pd	229 Wash/12 Hood
Ultramoderne	\$7,500	18	CAP	Pd	42 Park (Architect)
Darrow Everett	\$600	19	OPS	Pd	Legal
The Apiary	\$11,012	19	CAP	Pd	229 Wash/12 Hood
Architectura	\$11,975	19	CAP	Pd	108 Blackstone (Architect)
Ultramoderne	\$7,280	19	CAP	Pd	42 Park (Architect)
MBL	\$5,000	19	CAP	Pd	42 Park (Civil Eng)
Sweeney	\$2,000	19	OPS	Pd	656-664 Dexter (Appraisal)
The Apiary	\$6,350	19	CAP	Pd	229 Wash/12 Hood
Architectura	\$5,062.50	19	CAP	Pd	108 Blackstone (Architect)
Darrow Everett	\$570	19	OPS	Pending	Legal
Architectura	\$1,018	19	CAP	Pending	108 Blackstone (Architect)
Ultramoderne	\$2,500	19	CAP	Pending	42 Park (Architect)
The Apiary	\$9,605.25	19	CAP	Pending	229 Wash/12 Hood
Darrow Everett	\$4,560.00	19	OPS	Pending	Legal
(Taxes)	\$4,051.16				

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PR 841

# DarrowEverett LLP

One Turks Head Place Suite 1200 Providence, RI 02903  
tel: (401) 453-1200 fax: (401) 453-1201

City of Central Falls  
580 Broad Street  
Central Falls, RI 02863

October 3, 2018  
File #: 1076-003  
Inv #: 19332

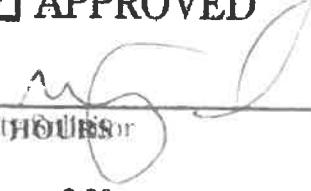
Attention: Matthew Jerzyk, Esq.



APPROVED

RE: Central Falls Redevelopment Agency - High Street LLC

DATE	ATTY	DESCRIPTION	CITY HOURS
09-11-18	NH	Prepare for and attend meeting of Redevelopment Agency to discuss strategy and settlement authority going into mediation.	2.20
09-18-18	NH	Email correspondence with executive director regarding new mediation date and preparation meeting.	0.20
09-21-18	GMA	Review and respond to multiple emails with opposing counsel and mediator regarding scheduling of mediation and exchanging of documents.	0.30
09-28-18	GMA	Review and draft response to multiple emails with opposing counsel and mediation regarding upcoming mediation and exchange of documents.	0.30

  
CITY HOURS

Total Legal Fees	3.00	\$450.00
Total Fee & Disbursements		\$450.00
Previous Balance		120.00
<b>Total Balance Due</b>		<b>\$570.00</b>

TAX ID Number 20-8110654

CFRA - OPS  
  
10/31/18

Redev

1005 Main Street, Suite 2111, Pawtucket, RI 02860-4011, 726.7711, Fax 726.1515

ARCHITECTURA

**INVOICE**  
no. 4730

**ISSUE DATE:** October 5, 2018

Thom Deller, Planner  
**Central Falls Redevelopment Agency**  
Central Falls City Hall  
580 Broad Street  
Central Falls, RI 02863

Via Email: Jillian Finkle [jfinkle@centralfallsri.us](mailto:jfinkle@centralfallsri.us)

**Architectural Services**

Job No. 1187.18

**108 Blackstone Street**  
Central Falls, RI

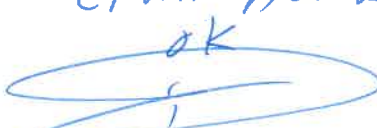
<b>Contract Proposal</b>	\$18,000.00	
Previous Billing	\$17,000.00	
Balance	\$1,000.00	
This Billing		<b>\$1,000.00</b>
Balance to Complete	\$0.00	

**Reimbursable Expenses:** Travel, Printing & Reproduction **\$17.85**

**Total This Invoice:** **\$1,017.85**

**Total Due No Later Than:** **November 4, 2018**

**Terms:** Payment is due on net 30 days. Interest will be added after the 30 days at the maximum rate allowed by law. We reserve the right to suspend work without breach of contract if your account is past due. Allow 5 days for mail delivery. Thank you for your prompt payment.

CFRA Account / copy held  
OK  
  
10/26/18

**Ultramoderne**  
1155 Westminster St #307  
Providence, RI 02909  
info@ultramoderne.net  
http://ultramoderne.net

**ultramoderne**  
y a s m i n v o b i s | a a r o n f o r r e s t

# INVOICE

**BILL TO**

Thomas Deller  
Central Falls Redevelopment Agency  
580 Broad Street  
Central Falls, RI 02863

**INVOICE #** 1055  
**DATE** 09/20/2018  
**DUE DATE** 10/20/2018  
**TERMS** Net 30

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DATE	ACCOUNT SUMMARY	AMOUNT
08/02/2018	Balance Forward	\$7,280.00
	Payments and credits between 08/02/2018 and 09/20/2018	-7,280.00
	New charges (details below)	2,500.00
	Total Amount Due	\$2,500.00

ACTIVITY	AMOUNT
Design Fee 3 of 3 / Architectural Design & Structural Engineering / Lump Sum	2,500.00

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TOTAL OF NEW CHARGES 2,500.00  
BALANCE DUE **\$2,500.00**

<b>REIMBURSEMENT REQUEST</b>
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**REQUISITION DATE:**      11/13/2018

**REMIT PAYMENT TO:** The Apiary LLC

**STREET ADDRESS:**      64 Channing Avenue

4  
**INVOICE NUMBER**

**CITY, STATE, ZIP:**      Riverside, RI 02915

11/13/2018  
**INVOICE DATE**

VENDOR	DESCRIPTION	CHECK NUMBER	AMOUNT
Silman Engineering	Structural Engineering	5131	\$ 400.00
Silman Engineering	Structural Engineering	5128	\$ 200.00
Geisser Engineering	Boring	5132	\$ 3,400.00
Prsic & Prsic	Architectural fees		\$ 3,755.25
Diprete Engineering	As-Built Plot Plan	CC	\$ 900.00
Diprete Engineering	Set Property Corners	CC	\$ 950.00
<b>TOTAL</b>			<b>\$ 9,605.25</b>

# Central Falls, RI

**Account Number: 32-0500-00**

To Bring Current:	\$4,051.16
Date Due:	12/31/2018
Amount Enclosed:	

CITY OF CF REDEVELOPMENT AGENCY  
 C/O 580 BROAD ST  
 CENTRAL FALLS RI 02863

**Please Remit Payment To:**  
 City of Central Falls  
 Tax Collector  
 580 Broad Street  
 Central Falls, RI 02863  
 Phone: 401-727-7470

RETURN THIS PORTION WITH YOUR...

Printed: 11/13/2018 at 10:51:29

**Central Falls, RI -**

**Account Number: 32-0500-00**

Penalty computed as of: 12/31/2018  
 Penalty accrues at \$ 1.87 per day.

**CITY OF CF REDEVELOPMENT AGENCY**

Description	Billed	Amount Due	Penalty Due	Total Due
<b>2017 RP Tax Roll</b>				
Real: 2-174 at 108 BLACKSTONE ST	663.01	663.01	136.96	799.97
Real: 8-198 at 42 PARK ST	207.85	207.85	42.94	250.79
Real: 4-251 at 12 HOOD ST	694.58	694.58	143.48	838.06
Real: 8-154 at 663 PINE ST	715.63	715.63	147.83	863.46
<b>2018 RP Tax Roll</b>				
Real: 2-174 at 108 BLACKSTONE ST	663.01	331.51	46.02	377.53
Real: 8-198 at 42 PARK ST	207.85	103.92	14.43	118.35
Real: 4-251 at 12 HOOD ST	694.58	347.29	48.21	395.50
Real: 8-154 at 663 PINE ST	715.63	357.83	49.67	407.50





One Turks Head Place Suite 1200 Providence, RI 02903  
tel: (401) 453-1200 fax: (401) 453-1201



City of Central Falls  
580 Broad Street  
Central Falls, RI 02863

November 8, 2018  
File #: 1076-003  
Inv #: 19810

Attention: Matthew Jerzyk, Esq.

APPROVED

RE: Central Falls Redevelopment Agency - High Street LLC

City Solicitor

DATE	ATTY	DESCRIPTION	HOURS
10-01-18	GMA	Correspondence with mediator regarding mediation and fees for the same.	0.20
10-03-18	NH	Telephone conference with opposing counsel.	0.30
10-18-18	NH	Analysis of opposing appraisals.	1.30
10-19-18	GMA	Analysis of 3 appraisals of property (215 pages) necessary to draft mediation statement; analysis of remediation report provided by client (20 pages); analysis of specific case law regarding just compensation and constitutionality of taking for mediation statement; draft certain sections of mediation statement; revise and draft additions to mediation statement.	8.10
	JD	Edits to mediation statement.	2.50
10-21-18	NH	Analysis of mediation statement.	1.10
10-22-18	NH	Attention to negotiation and strategy for mediation.	1.00
	GMA	Prepare for and attend mediation.	5.80
10-24-18	NH	Telephone conference and email with Thom Deller regarding settlement of case.	0.30

Total Legal Fees	20.60	<u>\$3,090.00</u>
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**DISBURSEMENTS**

10-23-18	Poore & Rosenbaum LLP - Mediation	900.00
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Total Disbursements	<u>\$900.00</u>
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<b>Total Fee &amp; Disbursements</b>	<u><b>\$3,990.00</b></u>
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Previous Balance	570.00
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<b>Total Balance Due</b>	<u><b>\$4,560.00</b></u>
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TAX ID Number 20-8110654

**Timekeeper Summary**

<u>Timekeeper</u>	<u>Status</u>	<u>Hours</u>
Nicholas Hemond	Partner	4.00
Geoffrey M. Aplt	Associate	14.10
Jaclyn Dubois	Paralegal	2.50

**Thank You**



<b>Central Falls Redevelopment Agency Budget Report - November 2018</b>							
<b>Expense</b>	<b>Budgeted</b>	<b>Allocated</b>	<b>Spent</b>				
<b>Other Supplies</b>	<b>\$5,000.00</b>	0	0				
<b>Advertising</b>	<b>\$10,000.00</b>	0	0				
<b>Other Professional Services</b>	<b>\$76,080.50</b>		<b>\$6,615</b>				
Legal - Darrow Everett			\$6,615				
<b>Capital</b>	<b>\$250,000</b>	<b>\$133,500</b>	<b>\$113,803.00</b>				
656-664 Dexter Street	\$2,000	\$2,000	\$2,000				
42 Park Street	\$22,500	\$22,500	\$22,280	Note Credit of \$1700 from MBL for future project			
108 Blackstone	\$18,000	\$18,000	\$18,056				
229 Washington/12 Hood	\$61,000	\$61,000	\$41,467.36				
1304 High Street	\$55,000	\$30,000	\$30,000				