

**Central Falls Redevelopment Agency Meeting Minutes**  
**Wednesday, November 14, 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 by Chairwoman Patsy Peterson at 7:14 pm.

**II. Roll Call**

Chair Patsy Peterson, Vice Chair Barb Silvis, Silva Rosa, Timothy Grace, present. Richard Oliveira, not present. *Principal Planner Jillian Finkle and Legal Counsel Ryan Holt and Geoffrey Aptt staffed the meeting.*

**III. Minutes**

Approval of the September 11<sup>th</sup>, 2018 Meeting Minutes

A motion was made by Vice Chair Barb Silvis to approve the minutes from September 11, 2018. The motion was seconded by Tim Grace and passed unanimously.

A motion was made by Vice Chair Silvis to address agenda item #8 out of order. The motion was seconded by Tim Grace and passed unanimously.

**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 was made by Silva Rosa to enter into Executive Session and seconded by Tim Grace.

Votes in favor: Chair Patsy Peterson, Vice Chair Barb Silvis, Timothy Grace, 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 – to grant the Chairperson authority to settle litigation
- 2 – to seal the minutes of the executive session
- 3 – to come out of Executive Session

- b. Motion to seal the minutes of executive session.

A motion was made by Tim Grace to seal the minutes of the Executive Session. The motion was seconded by Silva Rosa and passed unanimously.

*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](http://www.riag.ri.gov)*

#### **IV. Bills and Communications**

A motion was made by Silva Rosa to authorize the Principal Planner to pay the bills outlined in the Bills Summary dated November 2018 and listed below. The motion was seconded by Tim Grace and passed unanimously.

- a. Darrow Everett, LLP - Bills from October and November 2018
- b. Invoice for architectural services for 108 Blackstone (Architectura)
- c. Invoice for architectural services for 42 Park Street (Ultramoderne)
- d. Reimbursement requests for expenses relating to 229 Washington/12 Hood (the Apiary)

#### **V. Report of the Director**

- a. 1304 High Street (Soccer Field)

Work is progressing with the Narragansett Bay Commission on the design and construction of a soccer field and green stormwater infrastructure on this property, including environmental assessments that may require a remediation action work plan. Questions were raised about ADA access, benches, and the appearance of the sotrmwater infrastructure.

- b. 663 Pine Street

Staff is waiting for Rhode Island Housing to announce the RI Build funding program in order to seek financing for development of this property.

- c. 606 Dexter Street

The application to RI Housing for ARP funds for this project was rejected. A debriefing meeting is scheduled for December 6, 2018.

- d. 108 Blackstone Street

Staff is currently seeking a developer for this property.

- e. 12 Hood Street and 229 Washington Street

The developer for this project will be seeking variances from the Zoning Board of Review in January 2019.

#### **VI. Unfinished Business**

- a. Consideration and Possible Action Regarding
  - i. 42 Park Street

Based on the high cost of foundation construction on this highly sloped lot, Director Thom Deller recommended that the Agency sell this property. The owner of the adjacent lot is interested in purchasing it, and Mr. Deller recommends a selling price of \$1,000.00. The Agency wishes to confirm that the City could not use this property for any public use and/or that any other nearby property owners are not interested in purchasing the property, perhaps for a higher price. The resolution was amended to include the minimum purchase price of \$1,000.00 and the language “or any interested party.”

A motion to approve the amended resolution #2018-10 authorizing the Director to negotiate a selling price with Ms. Migda Osbourne or any interested party of no less than \$1,000.00 was made by Tim Grace. The motion was seconded by Silva Rosa and passed unanimously.

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## **VII. New Business**

Principal Planner Jillian Finkle reported that James (Jim) Vandermillen has tentatively agreed to accept the position of Assistant Director for the City of Central Falls Department of Planning and Economic Development with an anticipated start date of Monday, November 26, 2018.

## **VIII. Adjournment**

A motion to adjourn the meeting was made by Tim Grace and seconded by Barb Silvis. The motion passed unanimously and the meeting adjourned at 8:20 PM.

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