

Central Falls Redevelopment Agency Meeting Minutes
Wednesday, December 12, 2018
7:00 PM
In the Third Floor Conference Room
City Hall, 580 Broad Street
Central Falls, R.I. 02863

I. Call to Order

Chairwoman Patsy Peterson called the meeting to order at 7:05 PM.

II. Roll Call

Chair Patsy Peterson, Vice Chair Barb Silvis, Timothy Grace, Richard Oliveira, present. Silva Rosa arrived at 7:15 PM. *Director Thom Deller, Principal Planner Jillian Finkle, and Legal Counsel Ryan Holt staffed the meeting.*

III. Minutes

Approval of the November 14th, 2018 Meeting Minutes

A motion was made by Tim Grace to approve the minutes from November 14, 2018. The motion was seconded by Barb Silvis and passed unanimously.

IV. Bills and Communications

a. Darrow Everett, LLP - bill from November 2018

A motion was made by Barb Silvis to approve payment of Darrow Everett invoice #19999 dated December 10, 2018. The motion was seconded by Tim Grace and passed unanimously.

V. Report of the Director

a. Review of property list

Director Thom Deller presented the list of properties currently owned by the Agency, which includes: 108 Blackstone Street, 42 Park Street, 12 Hood Street, 229 Washington Street, 1304 High Street, and 661-663 Pine Street.

b. Project updates

Director Thom Deller provided updates on current planning department projects:

- The building at 1304 High Street has been removed. Staff is currently working with RIDEM to complete a Phase II study by the middle of January. The site will ultimately be transferred to the City when the new soccer field and stormwater retention areas are completed by NBC.
- 108 Blackstone has received a small amount of developer interest. Staff plans to put out an RFP for development of 108 Blackstone and 661-663 Pine Street in the next two weeks.
- The neighbor at 42 Park Street is interested in purchasing the property for \$1000.00. Staff will move forward on executing the sale.
- 606 Dexter Street did not receive funding through the RI Housing ARP program. Staff will be reviewing the rules of the ARP program and may propose changes.

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

- The Apiary's project at 12 Hood and 229 Washington streets will be on the agenda for the January 16 zoning board meeting.
 - The Landing project has been delayed due to an issue with power lines and the design of an addition to the ground floor plans. The project should be bid in January with work set to begin in spring and to be completed in the fall.
 - Macomber field will be rebuilt as a turf field by September. Grants were received from the US Soccer League, CDBG, and the Brownfields program. NBC will be building drainage infrastructure beneath the field.
 - Higginson Ave will be closed for three days in January and for six weeks in April-May for sewer work to be completed.
- c. Tax sale
A tax sale will occur in March but a list of properties is not available yet.

A motion was made by Barb Silvis to accept the report of the Director. The motion was seconded by Richard Oliveira and passed unanimously.

VI. Old Business

a. Budget Correction for FY19

Director Thom Deller presented an updated budget report in a new format organized by category. A motion was made by Tim Grace to accept the updated budget. The motion was seconded by Silva Rosa and passed unanimously.

VII. New Business

a. Consideration and Possible Action Regarding

i. Approval of 2019 annual meeting calendar

Principal Planner Jillian Finkle presented the 2019 annual meeting calendar. A minor change was requested. A motion was made Tim Grace to accept the 2019 annual meeting calendar as amended. The motion was seconded by Barb Silvis and passed unanimously.

ii. Resolution regarding payment of City taxes

Director Thom Deller reviewed a memo regarding City taxes on property owned by the Agency. A series of steps would need to be undertaken to exempt the Agency from paying interest, fees and taxes. Staff presented a draft resolution, but Agency members requested additional time to review it. A motion was made by Barb Silvis to continue the item to the January meeting. The motion was seconded by Tim Grace and passed unanimously.

b. Discussion regarding a plan for acquiring property

Director Thom Deller proposed that the Agency and staff work together to create a clearly articulated plan for the acquisition and sale of property. The process is likely to take 3-5 months.

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 7:41 PM.

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Next meeting: Wednesday, January 9, 2019

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