

**Central Falls Redevelopment Agency Meeting Minutes**  
**Wednesday, January 9, 2019**  
**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 7:00 PM.

**II. Roll Call**

Chair Patsy Peterson, Vice Chair Barb Silvis, Timothy Grace, present. Richard Oliveira, not present. Silva Rosa arrived at 7:05 PM. *Principal Planner Jillian Finkle and Legal Counsel Ryan Holt staffed the meeting.*

**III. Minutes**

Approval of the December 12<sup>th</sup>, 2018 Meeting Minutes

A motion was made by Tim Grace to approve the minutes from December 12, 2018. The motion was seconded by Barb Silvis and passed unanimously.

A motion was made by Timothy Grace to take the agenda out of order. The motion was seconded by Barb Silvis and passed unanimously.

**IV. Old Business**

a. Consideration and Possible Action Regarding

i. Resolution regarding payment of City taxes

Principal Planner Jillian Finkle presented Resolution 2018-11, originally presented at the meeting on December 12, 2018, which outlines the following:

- A request that the City Council pass a resolution stating that the Agency need not pay property taxes until that property is sold, that delinquent fees, late charges or interest will not be charged on Agency property and that Agency property will automatically be removed from any tax sale list
- A request that the City Council amend the City ordinance to institutionalize these provisions in the city's code of ordinances
- A request that the City seek an amendment of State law to exempt the Agency from property tax liabilities.

A motion was made to approve Resolution 2018-11 by Timothy Grace. The motion was seconded by Barb Silvis and passed unanimously.

A motion was made by Silva Rosa to return to the regular order. The motion was seconded by Timothy Grace 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)*

## **V. Bills and Communications**

No bills or communications at this time.

A motion was made to take the agenda out of order by Barb Silvis. The motion was seconded by Timothy Grace and passed unanimously.

## **VI. New Business**

### **a. Consideration and Possible Action Regarding**

#### **i. Sale of property owned by the Agency (42 Park Street)**

Principal Planner Jillian Finkle reviewed the Agency and City's attempts to develop the property at 42 Park Street, the reasons for the decision not to do so, and the process through which a buyer was identified. She then presented Resolution 2019-01 authorizing the sale of the property for \$1000.00 to Ms. Migda Osborne.

A motion was made by Barb Silvis to approve Resolution 2019-01. The motion was seconded by Timothy Grace and passed unanimously.

#### **ii. Development of Property owned by the Agency (661-663 Pine Street)**

#### **iii. Development of Property owned by the City (44 Earle Street)**

Principal Planner Jillian Finkle reviewed Resolutions 2019-02 and 2019-03 and the attached memo that explains three applications to the Rhode Island Housing Homeownership Investment Fund (HIF) by Pawtucket Central Falls Development (PCFD) for properties in Central Falls. For two of these properties (661-663 Pine Street and 44 Earle Street) the Agency is being asked to designate PCFD as the developer, sell the property to PCFD for \$1.00 and contribute \$25,000.00 towards the development of the property. In both cases these actions are contingent upon receipt of funding from RI Housing's HIF program and the demonstration of all other necessary funding. In the case of the Earle Street property, the Agency would need to first accept the transfer of the property from the City.

Both properties are currently vacant lots. The Agency is currently not being asked to contribute to the third property in question, 606 Dexter Street. If approved, the projects would be completed in 2020 and would be sold to middle-income households (80-120% AMI) per HIF program guidelines.

A motion was made by Barb Silvis to approve Resolution 2019-02 regarding the development of 44 Earle Street. The motion was seconded by Timothy Grace and passed unanimously.

A motion was made by Barb Silvis to approve Resolution 2019-03 regarding the development of 661-663 Pine Street. The motion was seconded by Silva Rosa and passed unanimously.

## **VII. Report of the Director**

A motion was made by Barb Silvis to continue the Report of the Director to the February meeting. The motion was seconded by Timothy Grace and passed unanimously.

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The Agency congratulated Legal Counsel Ryan Holt on his new position. Another attorney from his firm will be advising the Agency moving forward.

### **VIII. Adjournment**

A motion to adjourn the meeting was made by Timothy Grace and seconded by Barb Silvis. The motion passed unanimously and the meeting adjourned at 7:30 PM.

Next meeting: Wednesday, February 13, 2019

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