

Meeting Minutes - DRAFT
Central Falls Redevelopment Agency
Wednesday, October 9, 2019
7:00 PM
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 7:06 PM.

II. Roll Call

Chairwoman Patsy Peterson, Silva Rosa and Richard Oliveira, present. Vice Chairwoman Barb Silvis and Tim Grace, not present. *Director of Planning and Economic Development Thom Deller staffed the meeting.*

III. Minutes

Approval of the June 12th, 2019 Meeting Minutes

A motion was made by Mr. Silva Rosa to approve the minutes from June 12, 2019. The motion was seconded by Mr. Richard Oliveira and passed unanimously.

IV. Bills and Communications

Mr. Deller reported that there were no bills or communications to be discussed at this time. A motion was made by Mr. Silva Rosa to accept the report on bills and communications. The motion was seconded by Mr. Richard Oliveira and passed unanimously.

V. Report of the Director

a. Budget Update

Mr. Deller reviewed the budget report, which included all income (\$695,500) and expenses (\$470,171.73) since 2016.

b. Project Updates

- \$3 million City Bond for road repair was approved in 2018; a repaving project at half of this amount is currently out to bid. Ideally the contract will be signed such that work on the first street (likely Cross St.) can be back in the next 2 weeks, sign contract, 1st street Cross before it snows
- City received \$500,000 for street repairs/improvements on residential streets near the train station – should be completed in the spring
- City received \$50,0000 for repairs/improvements on Sylvian Street – should be completed in the spring
- Work is progressing on the 1304 High Street soccer field
- Work ins progressing on Macomber (cost to City is \$0 due to grants and agreements)
- Bikeway scheduled for construction in 2020
- The Landing – agreements have been reached by all partners, permits and extensions have been secured. Foundation for the addition will be completed before the

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

remediation work. RIHPHC has approved the plans and developer intends to have building ready for occupancy in spring.

- The City has been in discussion with owners of OSRAM SYLVANIA (LEDVANCE) regarding options for the future of the site.
- A proposal has been received to convert the old Broad Street school into housing.
- The City Council has passed rules creating a housing trust fund and requiring 10% affordable units for tax stabilization agreements on large developments.
- Final public hearing on Conant Thread zoning is scheduled for October 16. A proposal to build 80 units on Dexter Street in Conant Thread has been received by the Joint Planning Commission.
- Urban Smart Growth is marketing their Conant Thread development to Opportunity Zone investor(s.)
- The retaining wall separating the 229 Washington/12 Hood project from the adjacent property is being repaired for \$14,000. The cost is being split between the Agency and the homeowner. Construction of the homes has stalled due to lack of comparable sales needed to secure financing.
- Broad Street construction is scheduled to begin in spring.
The group discussed the unattractive appearance and lack of exterior lighting on buildings on the south end of Broad Street.

A motion was made by Mr. Silva Rosa to accept the report of the Director. The motion was seconded by Mr. Richard Oliveira and passed unanimously.

VI. Old Business

- a. Ratify action taken by Director regarding retaining wall at 229 Washington/12 Hood.
A motion was made by Mr. Richard Oliveira to ratify the Director's use of \$7,000 for the retaining wall at 229 Washington/12 Hood project. The motion was seconded by Mr. Silva Rosa and passed unanimously.
- b. Discussion and possible action regarding project at 229 Washington/12 Hood.
Item was tabled for further discussion at a future meeting.

VII. New Business

- a. Discussion of SDAT presentation from August 23, 2019.
Mr. Deller requested that Agency members review the presentation, as well as the full report when it becomes available, as preparation for contributing ideas to the City's new Comprehensive Plan, scheduled to be updated next year. Discussion included transportation, education, and housing/condominium opportunities. A motion was made by Mr. Silva Rosa to accept the SDAT presentation. The motion was seconded by Mr. Richard Oliveira and passed unanimously.

VIII. Adjournment

A motion was made by Mr. Silva Rosa to adjourn the meeting. The motion was seconded by Mr. Richard Oliveira and passed unanimously. The meeting was adjourned at 7:58 PM.

Next meeting: January 8, 2020

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