

Meeting Minutes – DRAFT
Central Falls Redevelopment Agency
Wednesday, June 12, 2019
7:00 PM
In the Third Floor Conference Room
City Hall, 580 Broad Street
Central Falls, R.I. 02863

I. Call to Order

Vice-Chairwoman Barb Silvis called the meeting to order at 7:06 PM.

II. Roll Call

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

III. Minutes

Approval of the April 10th, 2019 Meeting Minutes

A motion was made by Mr. Timothy Grace to approve the minutes from April 10, 2019. The motion was seconded by Mr. Richard Oliveira and passed unanimously.

IV. Bills and Communications

Upcoming expenses include approximately \$1400 in taxes owed on 661-663 Pine Street which was sold on April 25, 2019. Note: the proposed ordinance to exempt the Agency from taxes, penalties and fees was introduced by the City Council in March but has not yet been passed.

V. Report of the Director

a. Budget Update

\$30,000 income from the sale of 661-663 Pine Street has been added to the budget.
Approximately \$182,000 remains uncommitted.

b. Project Updates

661-663 Pine Street: Agency members will be notified when a groundbreaking for this project is scheduled.

606 Dexter Street: This property will be developed with ground floor retail/commercial space and apartments above.

OSRAM-Sylvania: The City has been contacted by a potential buyer of this site, but no plans have been finalized. Very little environmental information is available about the property.

Pawtucket-Central Falls train station: the design/build contract has been awarded. Work is in progress. Mr. Deller described the station parking lot, the ridership analysis that had been conducted, and potential access to the station from the north.

Urban Smart Growth: The City has been working with the company on a phased development approach for the large mill buildings they own in the Conant Thread District.

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

1304 High Street: The bid will hopefully be awarded by the Narragansett Bay Commission (NBC) board on Monday, and if they do construction will begin in August so the field could be used in the fall of 2020.

Macomber: The City continues to work with NBC on the project design, which includes a series of water storage tanks and filtration system. Hopefully the project will be bid in September/October. Construction is set to be complete by August 31, 2020.

Higginson Park: Due to the nature of the soil, longer pilings than anticipated were needed and the sewer line replacement project timeline has been extended. Debris in the ground has been causing issues with using the football field and the City is in discussion with NBC about options for improvements to the football field as part of the sewer line project. Some flooding along Higginson Ave is being caused by a blocked outfall in Lincoln and the City is talking with Lincoln about cleaning it out.

VI. Old Business

Washington/Hood project: The retaining wall that separates the neighboring property from this development needs or will soon need repair. It is the responsibility of the neighboring property owner to repair the wall, but the City would like to explore options to work with the neighbor to make the repairs as part of the current project in order to prevent future problems. The Agency discussed several different options for working with the neighbor and the developer to address the issue. Staff will discuss these options with the neighbor and the developer and will come back to the Agency with a proposed solution.

VII. New Business

- a. Consideration and Possible Action Regarding
 - i. Amendment of By-Laws Article III (“Meetings”) Section 2 (“Regular Meetings”)

Monthly meetings do not currently seem necessary considering the relatively small amount of activity currently concerning the Agency. Mr. Deller described a preferable alternative for less frequent regular meetings and special meetings when needed. Ms. Finkle’s email of June 5th satisfied the one-week notification requirement to consider a change of by-laws. Chairwoman Peterson would support this change if the Agency board members agree.

Mr. Grace made a motion to amend Article III Section 2 of the By-Laws such that regular meetings will occur quarterly, on the second Wednesday of January, April, July and October. Mr. Rosa seconded the motion and it passed unanimously.

- ii. Approval of grant application and commitment of matching funds

The City is pursuing a grant from the U.S. Economic Development Administration in partnership with Pawtucket to fund a joint Economic Development Plan, a feasibility study for an innovation/training center, and a vision plan for the OSRAM-Sylvania site. Matching funds are required, and staff time will be used to meet the match requirements for the joint aspects of the plan, but a cash match of up to \$20,000 may be needed for the OSRAM-Sylvania vision plan piece of the project. The City will approach the current and/or new owner about providing this match if the grant is awarded. The Agency would be asked to serve as the steering committee for the plan.

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Mr. Grace made a motion to authorize up to \$20,000 of Central Falls Redevelopment Agency funds to match an EDA grant to fund a vision plan for the OSRAM-Sylvania site, provided staff would first make every effort to satisfy the matching requirement with staff time and funds provided by the property owner(s). It was seconded by Mr. Rosa and passed unanimously.

VIII. Adjournment

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

Next meeting: October 9, 2019 at 7:00 PM.

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