

Meeting Minutes - DRAFT
Central Falls Redevelopment Agency
Wednesday, February 12, 2020
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 7:05 PM.

II. Roll Call

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

III. Minutes

Approval of the October 9th, 2019 Meeting Minutes

A motion was made by Ms. Barb Silvis to approve the minutes from October 9, 2019. The motion was seconded by Mr. Silva Rosa and passed unanimously.

IV. Annual Meeting Business

a. Annual Meeting Calendar

A motion was made by Ms. Barb Silvis to change the April 8, 2020 meeting to April 1, 2020. The motion was seconded by Mr. Tim Grace. After discussion the motion was revised by Tim Grace to change the April 8, 2020 meeting to May 6, 2020. The motion was seconded by Silva Rosa and passed unanimously.

A motion was made by Tim Grace to accept the annual meeting calendar as amended. The motion was seconded by Mr. Silva Rosa and passed unanimously.

b. Election of Officers

Mr. Timothy Grace nominated Ms. Patsy Peterson as Chairwoman. The nomination was seconded by Ms. Barb Silvis. The roll call of votes was as follows: Ms. Peterson: present. Mr. Rosa, Mr. Grace, Ms. Silvis: aye. None: no.

Mr. Tim Grace nominated Ms. Barb Silvis to serve as Vice Chairwoman. The nomination was seconded by Mr. Silva Rosa. The roll call of votes was as follows: M. Silvis: present. Ms. Peterson, Mr. Rosa, Mr. Grace: aye. None: no.

Election of secretary was continued until the next meeting.

V. Bills and Communications

Mr. Deller reported that there were no bills or communications to be discussed at this time.

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

VI. Report of the Director

a. Budget Update

Mr. Deller reviewed the budget report, which included new expenses for the Washington/Hood Street project at \$10,437.30 for reimbursements to the Apiary and \$7,000.00 for the retaining wall.

b. Project Updates

- A summary of all projects with timelines should be available before the next meeting.
- Macomber is currently under construction and should be completed by July 1, 2020. Board members will be invited to the opening.
- The Rhode Island Builders Association is running a training program in the former Dexter Tool building. The City is hoping that the students can renovate the Macomber Concessions stand as a training project.
- The City Council has agreed to accept the transfer of 1304 High Street. Construction has paused for the winter but the tentative date of completion is Sept 1, 2020.
- Higginson athletic fields are under construction. NBC is repairing their drains under the fields.
- The exterior of the Landing building is expected by April 1. Interior work will continue while site remediation occurs with a completion date of June 30. Funds are currently being sought to repair the dock.
- The City is pursuing funding to complete a Vision Plan for OSRAM SYLVANIA. The City is planning to release a joint RFP with the owners.
- Public meetings were recently held by RIDOT to discuss the work on Broad Street and at the new Train Station/transit hub. Both projects will be ramping up this spring and concluding in 2022.
- The Rhode Island College Workforce Development Hub has opened.
- Road work begun on Clay Street this fall but paused for the winter will continue in spring and will include Cross St, High St, Moore St. and possibly Central St.
- Urban Smart Growth is expected to bring the Stables project back to active status in the next 2-6 months.

A motion was made by Ms. Barb Silvis to accept the report of the Director. The motion was seconded by Mr. Tim Grace and passed unanimously.

VII. Old Business

a. Discussion of possible expansion of project at 229 Washington/12 Hood and action relative to funding of existing project

Mr. Deller presented the current state of the project, whereby no comparable sales are available for highly energy efficient high-end single-family homes in Central Falls, resulting in a barrier to financing. The board discussed the local real estate market and the mission of the Agency regarding investments. No action was taken and more information will be sought from the developer.

- i. Resolution Amending Purchase & Sale Agreement for 12 Hood Street and 229 Washington Street

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The Resolution was tabled for discussion at a future meeting.

VIII. New Business

a. Discussion of Central Falls Tax Sale

Mr. Deller shared the current tax sale list. The City may engage a real estate broker for the sale of some of these properties.

b. Discussion of Sylvian Street

Three properties on the tax sale list may be acquired by the City for the redevelopment of Sylvian Street, and the Agency may be asked to become involved. Mr. Deller shared preliminary street improvement designs for Sylvian Street which would realign the west end of the street to create legal access to Hedley Ave across Washington Street. This would involve the purchase and demolition of the building at 155 Washington Street, which is currently in receivership. Two residential buildings on Sylvian are on the tax sale list; one could be demolished and replaced with townhouses.

A possible special meeting may be called on March 11; the date was acceptable to Ms. Peterson, Ms. Silvis and Mr. Grace.

IX. Adjournment

A motion was made by Mr. Tim Grace to adjourn the meeting. The motion was seconded by Ms. Barb Silvis and passed unanimously. The meeting was adjourned at 8:05 PM.

Next regular meeting: May 6, 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