Pawtucket Redevelopment Agency
Meeting Minutes
September 29, 2026, 12:15 PM

Call to Order
The meeting was called to order at 12:15 p.m.

Roll Call
A quorum was established. In attendance: Larry Monastesse, Brian Murtha, Timothy O'Riley, Monika Zuluaga

Others: Jason Pezzullo, Timothy Chapman, Mark Goudreau, Irene Santos, Harold Fera, Michael Correia, Jacob Alderman, Michael Cassidy

Public Input Session - None

Minutes of Previous Meetings –
August 25, 2026, September 8, 2026 and September 15, 2026
Mr. Murtha made a motion to approve the minutes of August 26, 2026, September 8, 2026 and September 15,2026, seconded by Mr. O'Riley. Motion passed 4-0.

Consent Agenda
During the Commercial Loan Report discussion, Ms. Santos reported that the Cape Verde Museum was behind on payments for August and September. Ms. Santos also stated that she reached out the prior week, and the borrower said he would come in that week, though he had not appeared at the previous month's meeting as planned. The Spirit Village/Black Market loan remained in court with no movement. Ms. Santos said the Las Delicias loan was in the process of a refinance. Ms. Santos also reported that they were continuing to work on the remaining two loans. A restructuring request from RI Spirit predated its litigation, and the board expects that the court proceedings may produce a positive result.

Mr. Murtha made a motion to approve the consent agenda, seconded by Mr. O'Riley. Motion passed 4-0.

PRA Financial Information and Budget Update
Ms. Batyuk reported on the agency's cash balances and account status. She said the independent auditor's report had been received. In the auditor's opinion, the financial statements present fairly, in all material respects, the financial position of the governmental activities and major fund of the agency as of June 30, 2025, in accordance with generally accepted accounting principles in the United States. She described this as significant because it was her first full year handling the books following the 2024 transition year.
Journal entries from the auditors had also been received. Adjustments would be made to the 2025 records, and the 2026 records would then be checked against them in preparation for the next audit. A budget had not yet been entered into the system because the underlying numbers were not available. Staff said they were working on the numbers and hoped to have them by the next meeting. They described the work as a "moving target" with many unknowns.

It was asked if the board members would receive copies of the audit. Staff said they would confirm the procedure with the auditor and that the report had previously been posted

publicly. A member asked whether all back payments and bills were now paid. Staff confirmed they were and that funds were being transferred back to the commercial loan account.

Motion to approve the financial information as presented was made by Mr. Murtha, seconded by Mr. O'Riley. Motion passed 4-0.

Request for Use of 100 Main Street (October 8,9,10,11,12, 2026)– Rockwell Amusement Fall Carnival

Harold Fera, owner of Rockwell Amusement, appeared to request use of 100 Main Street for the fall carnival. Members raised a recurring concern that written confirmation of no scheduling conflict be obtained from the soccer club or stadium, since the agency has raised this issue for over a year. The applicant stated that the city had provided him with the stadium schedule and that the dates he selected were clear. Staff noted that the stadium website showed events on October 3 and October 14 but none between October 8 and 12. Members said the city, which had processed the request through the City Clerk's office, should be able to supply written confirmation. Michelle Hardy, the City Clerk, was identified as the person who could forward it.

Mr. Fera confirmed that the City Council approved the license on September 23 and that the council now directs applicants using PRA lots to seek PRA approval. The applicant must supply a certificate of insurance ($5 million coverage) and the required deposit. He stated that he had not been asked to provide these before approval. Board members and staff also raised concern about tenant operations on the site, particularly the Elijah project's deliveries and truck access. The applicant agreed to coordinate with the tenants and keep a fire lane clear.

Mr. Murtha made a motion to approve the request for use of 100 Main Street, October 8–12, 2026, by Rockwell Amusement, subject to notification of the stadium regarding the dates, a certificate of insurance, and a deposit seconded by Mr. O'Riley. The motion carried 4-0

Request for Use of 354 Pine Street (October 18, 2026) – Mexican Festival 2026

No representative of the organizing group was present. A staff member reported that the City Clerk's office had received the group's documentation. Staff also reported that DEM was conducting long-term remediation at 354 Pine Street but would not be doing large-scale ground disturbance, so the lot was available for the event. Mr. Murtha objected to voting without the applicant present and asked that applicants appear before the board "just out of respect." Others noted that the board had acted without an applicant in the past, that the group had held several prior events there without cleanup problems, and that waiting would delay action until late October.

The board discussed charging a fee for use of agency-owned property. A fee had been discussed over the past year but no amount had been set. The agency currently requires a $1,000 deposit for cleanup, while the city requires a $400 deposit. Members agreed to recommend, for this event only, that the organizers make a donation to a Pawtucket nonprofit other than the soup kitchen. A $500 figure was mentioned. Staff agreed to prepare a fee policy for the next meeting. Mr. Goudreau proposed that fees begin January 1, 2027, and that the policy be communicated to the City Council and City Clerk. Staff will also coordinate with Public Works to block off the lot, since neighbors regularly park there overnight.

Ms. Zuluaga made a motion to approve use of 354 Pine Street on October 18, 2026, from 11:00 AM to 9:00 PM for the Mexican Festival, requiring proper insurance, a $1,000 cleanup deposit, and a recommendation that the organizers donate to a Pawtucket nonprofit, seconded by Mr. O'Riley. Motion passed 3-1 (Mr. Murtha opposed).

Pare Invoice No. 44, dated 9/21/26 in the amount of $32,997.50

Mr. Murtha made a motion to approve Pare Invoice No. 44 in the amount of $32,997.50, seconded by Mr. O'Riley. The motion passed 4-0.

Municap Invoice No. 082026-323, dated 8/26/26 in the amount of $2,013.75

Mr. Murtha made a motion to approve Municap Invoice No. 082026-323 in the amount of $2,013.75, seconded by Mr. O'Riley. The motion passed 4-0.

Executive Session

Mr. Murtha made a motion to go into Executive Session pursuant to RIGL 42-46-5(a)(5) for discussions related to the acquisition or lease of real property or the disposition of publicly held property (Relocation of Soup Kitchen – 69 Exchange Street), and pursuant to RIGL 42-46-5(a)(7) for matters related to the investment of public funds (Gateway – Olive Tree Amended Proposal), seconded by Mr. O'Riley. The motion carried 4-0.

Mr. Monastesse stated that he would recuse herself from voting on the Soup Kitchen before the board entered executive session.

Mr. Murtha made a motion to seal the minutes of the executive session, seconded by Mr. O'Riley. Motion passed 4-0.

Mr. Murtha made a motion to return to Open Session, seconded by Mr. O'Riley. Motion passed 4-0.

Upon returning to Open Session, it was reported that two (2) votes were taken during Executive Session.

1. The Board voted 3–0 to move forward with a lease agreement with the Pawtucket Soup Kitchen for 69 Exchange Street, together with a quote for build-out and cleanup (the amount and contractor could not be confirmed from the recording).

2. The Board voted 4-0 to approve the amended Gateway – Olive Tree proposal within three weeks, by October.

Adjournment

Mr. Murtha made a motion to adjourn the meeting, seconded by Mr. O'Riley. The motion carried 4-0.