Pawtucket Redevelopment Agency Meeting
Meeting Minutes
October 27, 2026, 12:15 PM

Call to Order

The Chair called the meeting of the Pawtucket Redevelopment Agency to order at approximately 12:15 p.m.

Roll Call

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

Others: Jason Pezzullo, Timothy Chapman, Nico Corbo, Jacob Alderman, Irina Gorman, Mary Bourdeau, Irene Santos, John Simmons, Jeremy Savage. Zoom: Josh Glass, Benjamin Hyman, Richard

Public Input Session – None

Minutes of Previous Meetings

Mr. Murtha made a motion to approve the minutes of the September 29, 2026 and October 16, 2026 meetings, seconded by Mr. McLaughlin. Motion passed 5-0.

Consent Agenda

The consent agenda consisted of the CDBG Report and the Commercial Loan Report.
Ms. Santos reported on a delinquent commercial loan from Cape Verdean Museum. The borrower had been paying $100 per month against a $450 monthly obligation and was estimated to be 22 to 23 months behind. The Agency had previously granted two six-month accommodations, the second conditioned on a second mortgage being placed on the property. Ms. Santos said the borrower had not responded to repeated emails and invoices. It was also noted that they had been unable to find current board contact information for the borrower's organization, and members suggested checking the organization's Form 990. A member asked whether interest was accruing. Staff believed the loan carried no interest and agreed to confirm by email. Members agreed to continue accepting the partial payments and to pursue further options.

Mr. Chapman also gave brief updates on pending property and litigation matters. These included a filing counsel still needed to make, a claim made against the City, and title work awaited on other properties.

Mr. Murtha made a motion to approve the consent agenda, seconded by Ms. Zuluaga. Motion passed 5-0.

PRA Financial Information and Budget Update

Ms. Gorman reported that all invoices had been posted, including the architect's invoice for the Footprint project, and that interest income had been posted. Ms. Gorman also reported that the FY2027 budget was still being developed. A member noted that the Rhode Island Infrastructure Bank requires a fiscal year 2027 projection. Members agreed a finance subcommittee was

needed and that it should be permanent. The committee was expected to meet within the next couple of weeks to produce a budget.

Members asked about the status of the audit. Ms. Gorman explained that the audit manager had left the firm, which delayed delivery of final copies. Staff had received only an unbound draft by email and would ask the firm's new contact for hard copies. Ms. Gorman would forward the email to members, and members asked for printed copies once available and that the next audit's list of requested items had already been issued.

Mr. Murtha made a motion to accept the PRA financial information and budget update and to create a permanent Finance Committee was made by the Chair, seconded by Mr. McLaughlin. Motion passed 5-0.

US Bank Invoice No. 8343888, dated 9/23/2026 in the amount of $5,000.00

This invoice covers a fee for the three-year period September 15, 2026 to September 15, 2029, not a monthly charge.

Mr. Murtha made a motion to approve US Bank Invoice No. 8343888 in the amount of $5,000.00, seconded by Mr. McLaughlin. Motion passed 5-0.

Pare Corporation Invoice No. 45, dated 10/21/2026 in the amount of $13,050.00

Mr. Murtha made a motion to approve Pare Corporation Invoice No. 45 in the amount of $13,050.00, seconded by Mr. O'Riley. Motion passed 5-0.

Jeanne Boyle Consulting, LLC - Approval of contract for consulting services and invoices related to brownfields remediation

It was noted that Ms. Boyle could not attend, including by Zoom, because of a medical situation. Mr. Pezzullo explained that the proposal would engage Ms. Boyle as a PRA consultant under the Brownfields grant for environmental remediation work on several projects. The contract was effective June 1, 2026, with invoices accruing monthly since then. The administration had made the hiring decision without prior notice to the Agency, and the Chair acknowledged the matter was being handled "a little backwards."

Members voiced several concerns:

- Discussion on when they first learned of the contract only days earlier, and one noted the Agency "had no input" on the terms.
- Discussion on the $6,000 monthly retainer in place of an hourly fee. It was also questioned whether the listed tasks justified that amount and said they would prefer hourly billing.
- Members objected to the auto-renewal clause.
- Members asked how the contract would be funded. They were told it would be paid from the Brownfields grant, with a total of about $350,000 available. Staff could not speak to administrative cost limits under the grant. Members expressed concern about exceeding those limits.

- Members asked whether other consultants were expected for this work and were told Ms. Boyle would be the only one.

Members were unanimous in their regard for Ms. Boyle's expertise and historical knowledge of the properties involved. They also recognized that she was owed payment for work already performed and that halting her work would be harmful given the major projects underway. It was advised that the contract had not been signed and could be approved subject to changes. It was suggested limiting the term to January 31, 2027, so the agreement could be revisited with the incoming administration. It was noted that the term must also cover October so Ms. Boyle would be paid through that month. Members agreed to meet with Ms. Boyle later to discuss the retainer structure.

Mr. Murtha made a motion to approve the Jeanne Boyle Consulting, LLC contract for consulting services and related invoices, amended to expire on January 31, 2027, with the auto-renewal clause and the 90-day nonrenewal notice provision removed, seconded by Ms. Zuluaga. Motion passed 5-0.

Executive Session

Mr. Murtha made a motion to enter Executive Session pursuant to RIGL 42-46-5(a)(7) (investment of public unds) for the Downtown Gateway Update, and pursuant to RIGL 42-46-5(a)(2) (collective bargaining or litigation) for Fuller Mill Realty, LLC, seconded by Mr. O'Riley. Motion passed 5-0.

- Downtown Gateway Update
- Fuller Mill Realty, LLC

Mr. Murtha made a motion to seal the minutes of the Executive Session, seconded by Mr. McLaughlin. Motion passed 5-0.

Mr. Murtha made a motion to return to Open Session, seconded by Mr. McLaughlin. Motion passed 5-0.

Upon return to Open Session, it was reported that no actions or votes were taken in Executive Session.

Motion to Adjourn

Mr. Murtha made a motion to adjourn the meeting seconded by Mr. O'Riley. Motion passed 5-0.