



CITY OF EAST PROVIDENCE
ECONOMIC DEVELOPMENT COMMISSION

Minutes of September 21, 2023

Held in the Conference Room A, City Hall

I. Call to Order

The meeting was called to order by Chairwoman Martins-Botelho at 6:02 PM. Those identified as present were Chairwoman Martins-Botelho, Mr. Radway, Mr. Brun, Mr. McManus, Mr. Brown, Mr. Corria, Mr. Farrell, Mr. Taliaferrow-Mosleh, Mr. Leonardo, and Mr. Moran.

II. Old Business

a. Vote on Meeting Minutes June 15, 2023

On a motion from Mr. Brown, seconded by Mr. McManus, the Board voted unanimously to approve the meeting minutes from June 15, 2023.

III. Executive Session

Pursuant to RIGL 42-46-5(a)(7), the Board may vote to proceed into executive session to discuss the investment of public funds where the premature disclosure would adversely affect the public interest. Specifically, to discuss and review an application for the following:

New Business:

a. Loan application request of Teddy's Candy and More LLC

On a motion by Mr. McManus, seconded by Mr. Brown, the Board voted to move into Executive Session.

IV. Adjourn Closed Executive Session

V. Reconvene in Open Session

The Commission reconvened in Open Session. Mr. Leonardo reported the decision during Executive Session which was that the Commission voted to table the loan application of Teddy's Candy and More LLC pending the receipt of additional information.

Chairwoman Martins-Botelho welcomed new members Bazl Taliaferrow-Mosleh and Chris Farrell to the Commission.

1. Discussion on East Providence Redevelopment Authority by Assistant Solicitor Conley

Assistant Solicitor Conley presented to the Economic Development Commission describing how different municipalities utilize Redevelopment Agencies and that the City Council is considering establishing a Redevelopment Agency in East Providence. The state enables municipalities to establish redevelopment agencies for the use of eminent domain, clear title, loan funds, and install public infrastructure.

2. Storefront Improvement Program Applications

1. Coffee Pathway LLC dba Borealis Coffee
2. Noresca & Noresca LLC dba Michelet's Taekwondo
3. Willett Avenue LLC

Mr. Brun recused himself and left the meeting room during this portion of the meeting.

Mr. Leonardo provided a brief overview of these applications. The Commission discussed the improvements of each project.

On a motion by Mr. Radway, seconded by Mr. Farrell, the Commission voted unanimously to approve the Store Front Improvement Program applications of Coffee Pathway LLC, dba Borealis Coffee, Noresca & Noresca LLC dba Michelet's Taekwondo, and Willett Avenue LLC.

3. Discussion on A Positive Atmosphere's eligibility to apply for a UDAG loan

Mr. Brun returned for the remainder of the meeting.

Mr. Moran explained to the Commission that Robert Baptista, the owner of A Positive Atmosphere, expressed interest in applying for a loan from the City's Commercial Loan Program. The owner previously defaulted on a loan received from the Economic Development Commission about 15 years ago. The Commission decided that no new loan application by an applicant who has previously defaulted will be reviewed by the Commission until the outstanding debt owed to the City is paid in full. The Commission prefers the outstanding balance be paid as soon as possible, but would consider a payment plan.

VI. Staff Report

Mr. Leonardo and Mr. Moran provided a brief overview of the latest development projects in the City.

VII. Adjournment

On a motion by Mr. Leonardo, seconded by Mr. Radway, the Commission unanimously voted to adjourn the meeting at 7:45.

Respectfully submitted,

James Moran

Recording Secretary