



East Providence Waterfront Special Development District Commission

Meeting Minutes of October 15, 2007

Present: William Fazioli, John Pesce, John Gregory, Jacob Harpootian, Patrick Rogers, Bruce Chick, Steven Hardcastle; ex-officio: William Parsons, Jeanne Boyle; counsel: Robin Main; and staff: Roberta Groch.

1. Chairman's opening Remarks

Chairman Rogers called the meeting to order at 7:00PM.

Mr. Rogers, Ms. Main and Ms. Boyle have discussed the idea of creating a sub-committee called the "Executive Committee." it would meet if the full Commission does not have quorum in order to deal with issues more efficiently. The Committee would tentatively be composed of: Mr. Rogers, Mr. Gregory, Mr. Pesce, Ms. Boyle and Mr. Hardcastle, but any member of the Commission can participate fully. The full Commission would have to approve any decisions made by the Executive Committee. More detail on this issue will be forthcoming.

2. Approval of Meeting Minutes

A motion was made to approve the minutes meeting of the August 20, 2007 Waterfront Commission. The motion was seconded and passed unanimously without discussion.

3. New Business

A. June 30, 2007 Audit Report

Mr. Paul Dansereau from the accounting firm of Parmellee, Poirier and Associates walked the Commission through the audit report. The report made only one recommendation: Commission staff should reconcile accounts on a monthly basis. Ms. Boyle stated that staff has already begun implementing this recommendation. The audit is attached to the City's annual application to the State for operating funds and provides a positive endorsement of the Commission's practices.

B. Public Hearing- 51 Dexter Road

The lawyer for the project, Mr. Bruce Cox, introduced the project Applicant, Richard Palumbo, and discussed the construction of an "active inventory storage facility" (permitted uses) for small businesses at 51 Dexter Road. Mr. Al Mancino, project architect, presented updated plans to the Commission, based on the October 3, 2007 meeting of the Design Review Committee (DRC). The new plan relocates one storage unit to avoid the P&W Railroad easement through the site. The building will be constructed of concrete blocks and metal. Mr. Gregory stated that the Applicant's team has been very responsive to the DRC's comments and suggestions. There is no outdoor storage allowed at the facility.

There was no public comment on the project. A motion was made to approve the plans and the DRC Advisory Recommendation. The motion was seconded and passed unanimously, without discussion, through a roll-call vote.

4. Continued Business

A. Update on TIF Plan

Ms. Groch stated that, due to the cancellation of the September 2007 meeting, the schedule for the Tax Increment Financing (TIF) Plan will be pushed back to accommodate the many policy decisions that must be made and the discussion that will naturally occur after Mr. Kevin Hively, the Commission's TIF consultant, presents on TIF best practices at the November 19, 2007 meeting. Ms. Boyle stated that Senate Bill 3050 has created a situation where the incremental new tax revenues above debt service costs can only be used to reduce the overall tax burden in the community rather than additional spending on public services. Additionally, the debt service counts toward the property tax cap. Many groups in the State are currently working on this issue and potentially revising the legislation: Ms. Boyle will be presenting this issue to the board of Grow Smart RI this week.

5. Reports of Commission Sub-committees

A. Design Review Committee

The DRC reported the results of the October 3, 2007 public workshop in item 3B, above.

B. Hearing Panel

The Hearing Panel had nothing to report.

6. Miscellaneous Other Business

There was no miscellaneous other business

7. Staff Report

A. General Counsel's Report

Ms. Main stated that she and Mr. Rogers will continue to discuss the workings of an Executive Committee.

B. Executive Director's Report

Ms. Boyle reminded Commissioners about the Vibrant Waterfronts conference, coordinated by the URI Sea Grant, on October 19-20, 2007.

8. Communications

Ms. Boyle stated that Ms. Groch also submitted a grant application to the EPA for a \$200,000 Brownfield Assessment project for the Waterfront District.

9. Adjournment

The meeting was adjourned at 7:43PM.

The next Waterfront Commission meeting is on Monday, November 19, 2007 at 6:30PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG