



## East Providence Waterfront Special Development District Commission

### *Open Session* Meeting Minutes of May 5, 2008

- Attendees:* Patrick Rogers, Chairman  
Bruce Chick  
William Fazioli  
John Gregory  
Steven Hardcastle  
Jacob Harpootian  
John Lynch  
John Pesce  
Luis Torrado
- Ex-Officio:* Terry Grey, RI Department of Environmental Management  
William Parsons, RI Economic Development Corporation
- Staff:* Jeanne Boyle, Executive Director  
Roberta Groch, Planner  
Robin Main, Counsel
- Guests:* William Conly, City Solicitor
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#### **1. Chairman's Opening Remarks**

The meeting was called to order at 6:34PM. Mr. Rogers stated that it was unlikely that the Commission would receive any sort of allocation from the State, given the current budget crisis. The Commission will continue to control costs in order to maximize existing resources. It is anticipated that new projects will soon be submitted, with their accompanying application fees.

The Chairman reminded Commissioners to submit their State ethics forms to Robin Main, if they had not already done so. Mr. Rogers also discussed an article criticizing the Capitol Center Commission: the Waterfront Commission should ensure that they are perceived as developer-friendly that advances economic development in the City.

#### **2. Approval of Meeting Minutes**

A motion was made to approve the Commission meeting minutes of the January 23, 2008 meeting: the motion was seconded and passed unanimously without discussion.

#### **3. Executive Session- Litigation**

**VOTE:** A motion was made to enter into Executive Session in order to discuss litigation (pursuant to R.I. Gen. Laws § 42-46-5(2)). The motion was seconded and unanimously approved.

Mr. Gregory recused himself from the Executive Session due to prior work performed by his company for Pond View.

**NATURE OF BUSINESS DISCUSSED:** Litigation relating to Pond View.

#### **4. New Business**

**A. Essex River Ventures**

Mr. Josh Fenton and Ms. Beth O'Donnell from Essex River Ventures gave an update of the Phillipsdale Landing project. There have been some delays with the project due to the uncertain status of the RI Historic Tax Credit Program. The program is assured for next year and Essex is proceeding with the project. However, they may (depending on the market) offer the units constructed in Phase 1 as apartments instead of condominiums: they will come back before the Commission of this is the case. Mr. Fenton and Ms. O'Donnell requested an extension of the parking space deviation for another 6-month period.

**VOTE:** A motion was made to approve a six-month extension requested by Essex River Ventures for the deviation approved for the Phillipsdale Landing project and, if another six-month extension is needed, to do so through Waterfront Commission vote without the Applicant's appearance before the Commission. The motion was seconded and unanimously approved.

**5. Continued Business**

There was no continued business.

**6. Executive Director's Report**

The Executive Director updated the Commission on the status of the legislation amending the Tax Increment Financing (TIF) General Law. Senate Bill §3050 requires any funds generated by TIF to be applied to a tax cap: this will not allow for funding public infrastructure improvements. Legislation has been drafted and introduced that will be acceptable: it will exempt the debt service associated with TIF from the tax cap levy. The concern is that other communities will use TIF to circumvent §3050.

The TIF District plan for the waterfront has been drafted: the updated Plan, with new information from the Commission's consultants, will be presented to the Commission at the June 2008 meeting. If the draft plan is acceptable to the Commission then the next step will be to present it to the City Council for adoption.

**7. Reports of Commission Sub-committees**

**A. Design Review Committee**

Chairman Gregory reported that Michael Hennessey and his team presented the preliminary design of the Village on the Waterfront project, to be developed in conjunction with Chevron. The DRC looked favorably upon the project and feels that it will be an asset to the East Providence waterfront. A public meeting about the project might be held in the end of May.

**B. Hearing Panel**

The Hearing Panel had no business to report.

**8. Miscellaneous Other Business**

There was a discussion about nominations for the two vacant seats on the Commission and when the Governor may fill them.

**9. Staff Report**

**A. General Counsel's Report**

Counsel had nothing to report.

**B. Stormwater Study Report**

Ms. Groch stated that the Stormwater Technical Advisory Committee met in April to review and discuss the second Technical Memorandum. The TAC approved of the design choice: the next step is to identify and apply for grants in order to fund the construction of Best Management Practice (BMP) stormwater infrastructure as a pilot project.

**10. Communications**

**11. Adjournment**

The meeting was adjourned at 8:16PM. The next Waterfront Commission meeting is on Monday, June 16, 2008 at 6:30PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG