



East Providence Waterfront Special Development District Commission

Meeting Minutes of March 7, 2012

Attendees: William Fazioli, Vice Chairman
Bruce Chick
John Gregory
Steven Hardcastle
Jonathan Killian

Staff: Jeanne Boyle, Executive Director
Robin Main, Legal Counsel
Roberta Groch, AICP- Planner

Consultants: Glen Fontecchio, Architect

The meeting was called to order at 6:35PM.

1. Vice Chairman's Opening Remarks

Vice Chairman Fazioli briefly discussed the many projects that are underway in the Waterfront District: the Tockwotton Home, Village on the Waterfront, Eaton Corporation, and Squantum Woods. He said that it is unfortunate that this positive news has gotten lost in the City's current financial situation. Mr. Fazioli also thanked Mr. Killan (whose term has ended) for his service on the Waterfront Commission.

2. Approval of Minutes

VOTE: A motion was made to approve the minutes of the October 26, 2011 meeting. The motion was seconded and unanimously approved without discussion.

3. New Business

A. Accountant search- results

Ms. Boyle said that she has hired an accountant for the Waterfront Commission: Mr. Mark Devine, of Devine & Associates located in Bristol, RI. Ms. Boyle is waiting for Mr. Devine to return a signed letter of intent.

B. "My Laundry Hamper"- SBA Green Loan Fund application

The SBA Loan Fund Committee voted at their March 7, 2012 meeting to award John MacKrell OF the business My Laundry Hamper a \$73,000 loan for energy-efficient laundry equipment. The business is relocating from Central Falls, RI to a leased building at 89 Valley Street. Mr. MacKrell is waiting for a decision on a separate loan application that he submitted to the East Providence Economic Development Commission

C. RI Sheet Metal application- 63-5 Dexter Road

Mr. Tom Gravel of Rhode Island Sheet Metal described his business to the Commission. Mr. Gravel is moving his business from Cranston to 65 Dexter Road (the former Dikeman Electric building) and is in the process of buying the building. He employs eight people and makes metal ductwork, mostly for residence use. He will use the building primarily for light manufacturing and office space, with some temporary distribution space. There will be no outside storage and three or four cars parked in the lot, on average.

4. Continued Business

A. 10 New Road- EDA grant/Eaton Corporation

Representatives from Eaton Corporation, currently located in Warwick, RI but moving to 10 New Road in East Providence through a grant from the US Economic Development Administration, were present to discuss the project. Mr. Howard King, the engineering and manufacturing manager, and Mr. John Bucci, the operations manager and project manager for Eaton, discussed the history of the company and the changes that need to be made to the building at 10 New Road to accommodate their relocation. Construction on their 150,000 sf space in the existing building will begin in August of 2012: the targeted move-in date is the first quarter of 2013.

5. Staff Reports

A. General Counsel's Report

Ms. Main Gave an update on the TLA/Pond View litigation. She stated that TLA has an appeal pending at the RI Department of Environmental Management (RIDEM). There is also a lawsuit pending in Superior Court by RIDEM against TLA to shut them down under the new law passed by the RI Legislature last year.

B. Executives Director's Report

In response to a question, Ms. Boyle has talked to the Commission's insurance company about increasing the liability protection for Commissioners: due to the elevated exposure of the Commission because of the Eaton project. The insurer will review the leases that are approved for Eaton and will make a recommendation for the increase: Ms. Boyle will ask him to appear before the Commission at a future meeting.

Ms. Boyle will arrange for a tour of Aspen Aerogels for Commission members.

The accounting firm that is performing the Waterfront Commission's FY 2011 audit will make a presentation about their findings at the next Commission meeting.

There was a discussion about the current state of the Waterfront Commission's finances: Commission staff has not been paid in two months and Ms. Groch will no longer be coming in to work for the Commission. It is hoped that, when Commission finances improve, she will return to her duties. Ms. Boyle is now forbidden to be both the Planning Director and the Waterfront Commission Executive Director by a decision from the State-appointed Budget Commission. She will continue to see the Eaton project through to completion, given its importance to the City.

6. Executive Session

There Executive Session items were discussed under the Staff Reports by the General Counsel and Executive Director.

7. Adjournment

VOTE: A motion was made to adjourn the meeting: the motion was seconded and unanimously approved without discussion.

The meeting was adjourned at 9:00PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director
JMB/RG