

I-195 REDEVELOPMENT DISTRICT

SPECIAL MEETING OF COMMISSION

PUBLIC SESSION

DECEMBER 6, 2011

The I-195 Redevelopment District (the "District") Commission met on Tuesday, December 6, 2011, in Public Session, beginning at 4:30 p.m., at Meeting Street, located at 1000 Eddy Street, Providence, Rhode Island, pursuant to notice of the meeting to all Commissioners, and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Colin Kane, Dr. Barrett Bready, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Mr. Michael Van Leesten, and Mr. Bob Azar, designee of Mr. James Bennett (ex officio).

Commissioners absent: Mr. Keith Stokes (ex officio) and Mr. James Bennett (ex officio).

Also present was: Alexandra W. Pezzello and Mr. Michael Walker.

1. **FOR DISCUSSION REGARDING UPCOMING MEETING SCHEDULE AND FUTURE AGENDA TOPICS**

Chairperson Kane called the meeting to order at 4:30 p.m. He stated that the purpose of the meeting was to set a tentative agenda for the Commission for the next several months and he provided the Commissioners and members of the public in attendance a list of general Commission activities, a list of priority items and a proposed agenda for the next regularly scheduled Commission meeting on December 12, 2011 (See **Exhibit A** attached hereto). Chairperson Kane reported that he had recently met with the Governor to discuss the District's resourcing needs prior to the issuance of the bonds. He additionally reported that he and Mr. Kelly had a positive and constructive meeting with Mayor Angel Tavares regarding working with the City of Providence (the "City"). Chairperson Kane also noted that he and Mr. Van Leesten are planning to meet with representatives from Rhode Island Department of Transportation ("RIDOT") and National Grid. Chairperson Kane reported Mr. Kelly and Ms. Johnson are planning to meet with Rhode Island Economic Development Corporation ("RIEDC"), FirstSouthwest, financial advisor to RIEDC, and Partridge Snow & Hahn LLP, bond counsel to RIEDC, regarding the issuance of the bonds.

The Commissioners decided to prioritize the items outlined on the list distributed by Chairperson Kane. Dr. Bready noted that establishing a strategic framework of what the District is trying to achieve should be a priority, which the Commissioners agreed

would drive other items, such as selection of an Executive Director, which was also identified as a top priority. It was agreed that selecting a workshop date and process would be considered at the December 12 Commission meeting and Dr. Bready agreed to bring forward suggestions at that meeting regarding a process for determining the District's vision.

Mr. Walker shared with the Commissioners the proposed 2012 meeting calendar for the District, consisting of regularly scheduled meetings on the 2nd Monday of each month, with exception for Veteran's Day, Columbus Day and Victory Day during which months the meeting would be held on the 3rd Monday of the month. It was noted the Commission would also plan to meet bi-weekly throughout the first half of the year. Meetings with National Grid, Verizon and RIDOT, as well as a bond offering mechanics briefing, were scheduled for the January 9, 2012 Commission meeting. Reporting back by Commissioners on their information gathering assignments would be considered at the 2nd meeting in January along with considering the District's vision. Mr. Walker reported that he contacted Babcock & Helliwell Insurance and Risk Management, regarding both directors and officers liability insurance for the Commission and general liability insurance for the District and he could provide more information at the December 12, 2011 Commission meeting. Consideration of the Bylaws of the District was scheduled for the January 9, 2012 meeting. The Commissioners agreed that at the first meeting in February they would consider a job description for the Executive Director and that they would tentatively plan to vote on the Executive Director position at the March meeting.

The Commissioners agreed to consider engagement of engineers, legal counsel and other project professionals at the December 12, 2011 meeting. The Commissioners questioned whether information from active "edge projects" and entities that abut or neighbor the I-195 surplus parcels, such as Johnson & Wales University, Brown University, Lifespan, etc., along with information regarding national examples of best practices, would be useful in developing the District's vision. Ms. Johnson noted that the legislation creating the District contains the starting point for the District's vision and Dr. Bready suggested that the District create a high-level vision prior to inviting such presentations. It was ultimately determined that information from and regarding active "edge projects" and best practices found in other cities should be considered at the 3rd meeting in January. The bond transaction specifics, appraisal of the surplus parcels and consideration of a five- year operating budget for the District were scheduled for the first meeting in February.

The Commissioners scheduled a discussion with RIDOT and the landscape architects regarding the open spaces/parks and a briefing on the current status of the City zoning for the December 12, 2011 meeting. Mr. Azar noted that the District must follow the zoning ordinances established by the City by July 1, 2012 and that, thereafter, the District would have to consent to any changes to the zoning ordinance that would apply to the I-195 surplus land. He further reported that new zoning ordinances require public notice, a review by the planning board, and reviews by the City council and he further discussed the zoning ordinance approval and amendment process. Chairperson

Kane suggested zoning updates at each of the Commission meetings in order to ensure that the ordinances that the City adopts do not curtail the goals of the District. The Commissioners requested further information regarding the open space/park requirements, the “Old Harbor” plan and the role of the State Historic Preservation Office at the December 12, 2011 meeting. The tentative schedule for future meetings and topics was established as follows:

January 9, 2012, 5:00-7:00 p.m.

- Briefing from Rhode Island Department of Transportation and Utility Providers
- Bond Mechanics/Terms
- By-laws
- Zoning Briefing

January 25, 2012, 2:00-6:00 p.m.

- Vision
- Commission Information Assignment Briefings

January 30, 2012, 5:00-7:00 p.m.

- Market Conditions
 - National
 - Regional
 - Surrounding Area
- Best Practices

February 13, 2012, 5:00-7:00 p.m.

- Executive Director Search and Job Description
- Bond Specific and Appraisal
- Operations Budget
- Zoning Briefing

February 27, 2012, 5:00-8:00 p.m.

- “Card Trick” to Visualize Plan for Development
- Boundary Conditions
- Zoning Briefing

March 19, 2012, 5:00-7:00 p.m.

- Executive Director Vote
- Insurance

Additional Future Topics-

- Construction Issues
- Parking
- Trolley
- Transition Mechanics

There being no further business in Public Session, upon a motion by Dr. Bready and seconded by Mr. Kelly, the meeting was adjourned at 6:08 p.m.

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David M. Gilden, Assistant Secretary