

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

JANUARY 25, 2012

The I-195 Redevelopment District (the "District") Commission met on Wednesday, January 25, 2012, in Public Session, beginning at 2:00 p.m., at the offices of the Rhode Island Economic Development Corporation, located at 315 Iron Horse Way, Suite 101, 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 as indicated: Chairperson Colin Kane, Dr. Barrett Bready, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Mr. Michael Van Leesten, Mr. Thom Deller, designee of Mr. James Bennett (ex officio), and Mr. Bill Parsons, designee of Mr. Keith Stokes (ex officio).

Commissioners absent: Mr. James Bennett and Mr. Keith Stokes.

Also present were: Ms. Alexandra W. Pezzello and Mr. Mike Walker.

1. CALL TO ORDER AND OPENING REMARKS

Chairperson Kane called the meeting to order at 2:09 p.m. He noted that the meeting scheduled for February 27 would need to be postponed due to scheduling conflicts and the Commissioners agreed to reschedule the meeting for March 12 at 5:00 p.m. at the offices of the Rhode Island Economic Development Corporation.

2. APPROVAL OF THE PUBLIC AND EXECUTIVE SESSION MINUTES OF THE MEETING HELD ON JANUARY 9, 2012

Upon motion duly made by Mr. Kelly and seconded by Ms. Johnson, the following vote was adopted:

VOTED: To approve the Public and Executive Session Minutes of the meeting held on January 9, 2012, as submitted to the Commission.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

3. DISCUSSION REGARDING SNOW REMOVAL ON SIDEWALKS AND OTHER INTERIM MAINTENANCE ISSUES.

Chairperson Kane noted that, after the recent snowfall, he was notified that the few sidewalks within the District were not shoveled. It was noted that the City of Providence (the "City") ordinances require the removal of snow from sidewalks; however, Chairperson Kane noted that the District does not yet have title to the I-195 surplus land. He reported that title remains with the Rhode Island Department of Transportation ("RIDOT"), which is not resourced to shovel sidewalks. Chairperson Kane reported that he has been in contact with the City and RIDOT regarding how to address this issue and Mr. Deller confirmed that the City is resourced to undertake snow removal from sidewalks.

Dr. Bready noted that certain parcels of surplus land have been littered on, while others have standing water. He questioned whether the Providence Downtown Improvement District ("DID") had the resources to address both the litter and the snow removal issues. Mr. Deller noted that the DID pays the City's parks department to undertake certain tasks, including snow removal. Mr. Kelly and Mr. Van Leesten each stated that any responsibility for snow removal should be RIDOT's until the District purchases the land after the bond issuance of the bonds. Ms. Johnson noted the need for caution due to the potential for liability if the District assumed any responsibility over the snow removal, or the land itself, prior to its ownership of the land. Chairperson Kane noted the need to help facilitate a solution with RIDOT and the City, and he noted that the District will have to consider long-term maintenance in the near future, as well. Ms. Hunger volunteered to look into facilitating a solution to the sidewalk snow removal and interim maintenance needs.

Upon motion duly made by Mr. Kelly and seconded by Mr. Van Leesten, the following vote was adopted:

VOTED: To take up agenda item number 5, for the making of findings related to, and consideration of, the engagement of an engineering firm and ratification of the selection committee's actions and recommendations, prior to item number 4 on the agenda.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

4. FOR THE MAKING OF FINDINGS RELATED TO, AND CONSIDERATION OF, THE ENGAGEMENT OF AN ENGINEERING FIRM AND RATIFICATION OF THE SELECTION COMMITTEE'S ACTIONS AND RECOMMENDATIONS.

Ms. Pezzello explained to the Commission that if it wished to go into executive session to make findings related to, and consideration of, the engagement of an engineering firm and ratification of the selection committee's actions and recommendations, a motion to go into closed session would be in order. She read the motions stated below.

Upon motion duly made by Ms. Johnson and seconded by Ms. Hunger, the following votes were adopted:

VOTED: To go into closed session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-4, in order to make findings related to, and consideration of, the engagement of an engineering firm and ratification of the selection committee's actions and recommendations, under Section 45-46-5(a)(7).

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

Members of the public were then asked to leave the boardroom at 2:24 p.m. for the closed session.

The public session was reconvened at 2:37 p.m.

Chairperson Kane reported that the discussion during the closed session was confined to the making of findings related to, and consideration of, the engagement of an engineering firm and the ratification of the selection committee's actions and recommendations. He reported that, during the closed session, a unanimous vote was taken making certain findings and to engage the engineering firm Fuss & O'Neill, as well as vote to end the closed session and reconvene the public session. Ms. Pezzello read aloud the resolutions adopted by the Commission during the closed session (see a copy of the resolutions adopted at **Exhibit A**). Chairperson Kane introduced Mr. John Chambers, Vice President of Fuss & O'Neill, in attendance at the meeting.

Upon motion duly made by Mr. Van Leesten and seconded by Ms. Hunger, the following vote was adopted:

VOTED: That, pursuant to Rhode Island General Laws § 42-46-4, § 42-46-5 and § 42-46-7, the Open Meetings Act, the minutes of the closed session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in public session of this meeting.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

5. FOR CONSIDERATION OF THE VISION AND MISSION STATEMENT OF THE DISTRICT.

Dr. Brady reviewed the framework that would be used to formulate the District's vision and mission statement, which included:

1. Establishing of the boundary conditions regarding what the Commission is able to achieve based on the I-195 Redevelopment Act of 2011;
2. Discussing each Commissioner's high level objectives and aspirations for the District;
3. Prioritizing of the objectives and aspirations; and
4. Developing a concise statement that prioritizes the items that top the list created by the Commission.

With respect to the boundary conditions contained in the I-195 Redevelopment Act of 2011, the Commissioners identified the following: no casino could be built on the land; that the intent is for the land to be used for mix-use; the District itself will sunset when 100% of the parcels have been developed and sold or 21 years from the enactment of the legislation; as a condition for a contract for the sale, lease, transfer or conveyance an approved development plan must include a construction schedule that commences within 12 months after the effective date of the contract; parcels 31 and 36 are designated for sale to Johnson & Wales University; there is an "open space" requirement; there shall be a life sciences jobs incentives and tax reduction program within the District; the District is subject to the City's comprehensive plan and City zoning ordinances enacted by July 1, 2012; the District will have zoning and planning approval authority; and the District will be the fee owner of the land until sale or transfer.

Chairperson Kane noted the need to identify not only the legislative boundary conditions, but also the practical boundaries, including such things as the Commission's resource availability, the market conditions, scheduling and engineering realities, functional and aesthetic requirements, compliance with City zoning and Federal Highway Administration EIS and ROD requirements, and regulatory requirements, such as DEM, CRMC and ACOE requirements.

With respect to the Commissioner's aspirations and objectives for the District, Mr. Van Leesten stated that his aspirations include leveraging job creation and business opportunities for Providence's underserved populations, potentially through a community engagement policy for prospective developers. He further stated that his objectives include blending of economic development and quality of life elements for adjacent neighborhoods. Mr. Van Leesten stressed the need to develop an effective

communication strategy and to develop a formative Minority Business Enterprise policy for the development projects. Ms. Johnson stated that her aspirations included integration of the artistic community, including the incorporation of fine art and distinguished architects. She additionally noted that her aspirations included addressing transportation infrastructure, economic development and job creation for both now and into the future. Ms. Johnson suggested looking at other cities as examples of best practices, while emphasizing that design should be considered throughout the process. She noted that her aspirations include an architecturally significant building, an art installation or piece within the District and multifunctional outdoor spaces.

Mr. Ryan stated that the purpose for the District is to own and develop land and to create economic opportunity. He noted that the District is not going to build anything, but it is merely going to sell the land. Mr. Ryan noted that beyond selling the land, which was a task that RIDOT could have undertaken, the purpose of the District is to create an atmosphere for economic development to occur on the I-195 surplus land. Mr. Ryan stated that economic development and job creation should be the primary purpose and mission of the District and that legislatively the District was granted significant powers, such as speed and independence, to do so. He stressed that with unemployment still on the rise that economic development and job creation should be the focus. Dr. Bready noted the State's prior status as a State with some of the most prosperity and the overlap between aesthetic and development. Mr. Van Leesten stated that he agreed with Mr. Ryan, but noted that the underserved populations of the City have profound needs for development and high unemployment rates. Ms. Johnson noted that economic development and job creation do not have to be distinct from integration of the arts and aesthetic. Mr. Ryan stated that economic development must be the keystone to the mission or vision and that everything else, design, minority inclusion, etc., must flow from that primary goal.

Ms. Hunger highlighted portions of the legislation that discuss the purpose of the District, and include economic recovery of the City. Mr. Kelly stated that his aspirations include the District serving as a catalyst for neighborhoods surrounding it and the City as a whole. Dr. Bready noted the State's unemployment rate in comparison to its neighboring New England states and emphasized the opportunity for the City in life sciences and biotechnology due to the research and educational institutions that already exist in Providence. Mr. Van Leesten stressed the need to be mindful of strategic inclusion of the minority and underserved populations. It was noted that education and employees preparedness for job opportunities could be considered, as well. Mr. Deller noted the need to be mindful of the fact that the cost to develop in Providence has been roughly equal to the cost of developing in the Boston area with often less return on investment. He stated that the District should be mindful that, in order to create economic development, developers need to have clear expectations and predictability. Mr. Deller stated that great neighborhoods, economic development and jobs are shared goals of the City, and economic development can come as a result of good urban design. Chairperson Kane noted the need for public spaces to be up to retail standards in order to spur economic development. Commissioners discussed the

need for the District to generate funds to resource the District's operations. Mr. Kelly noted that economic development should include not only job creation, but also generating revenues for the District, the City and the State.

Dr. Bready summarized the Commission's high level objectives as follows: jobs, diversity, design, innovation, integration, economic development, catalyst, knowledge economy, communications, parking/transportation, life sciences, destination, beyond boundaries, stewardship, independence, partnership and leadership. The Commissioners discussed prioritization and what is meant by each of the objectives. The Commission formulated the following mission statement:

"To foster economic development and job creation on the I-195 land and beyond by creating an environment that encourages high-value users to build well designed structures that enhance the value of surrounding neighborhoods and augment the sense of place."

Upon motion duly made by Mr. Ryan and seconded by Dr. Bready, the following vote was adopted:

VOTED: To adopt the following vision/mission statement of the District:

"To foster economic development and job creation on the I-195 land and beyond by creating an environment that encourages high-value users to build well designed structures that enhance the value of surrounding neighborhoods and augment the sense of place."

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

The Commissioners discussed that a next step will be to identify best practices in other cities, which will be one of the topics of the next Commission meeting scheduled for January 30. Chairperson Kane thanked Dr. Bready for facilitating the District's vision/mission statement discussion.

There being no further business in Public Session, upon a motion by Ms. Johnson and seconded by Mr. Van Leesten, the meeting was adjourned at 5:03 p.m.

David M. Gilden, Assistant Secretary