

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

MARCH 12, 2012

The I-195 Redevelopment District (the "District") Commission met on Monday, March 12, 2012, in Public Session, beginning at 5:00 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. Bill Parsons, designee of Mr. Keith Stokes (ex officio), and Mr. Thom Deller, designee of Mr. James Bennett (ex officio).

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

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

1. **CALL TO ORDER AND APPROVAL OF THE PUBLIC AND EXECUTIVE SESSION MINUTES OF THE MEETING HELD ON FEBRUARY 13, 2012**

Chairperson Kane called the meeting to order at 5:01 p.m. Upon motion duly made by Ms. Johnson and seconded by Mr. Van Leesten, the following vote was adopted:

VOTED: To approve the Public and Executive Session Minutes of the meeting held on February 13, 2012, as presented to the Commission.

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

Voting against the foregoing were: None.

2. **CONSIDERATION AND CREATION OF AN 18-24 MONTH MASTER WORK PLAN FOR THE DISTRICT**

Chairperson Kane stated the Commission would be utilizing the "card trick" method of scheduling, as adapted from a technique used by Gilbane, to create a Gantt

chart depicting milestones that need to be undertaken by the District over the next two years in coordination with other entities, including but not limited to Rhode Island Department of Transportation (“DOT”), Rhode Island Department of Environmental Management (“DEM”), the City of Providence (the “City”) and the Rhode Island Coastal Resources Management Council (“CRMC”). Chairperson Kane reviewed the subject areas that would be discussed and scheduled on a wall-sized chart in the boardroom, which included:

- Bond Offering/Acquisition
- City Coordination
- DOT Coordination
- DEM/CRMC Coordination
- Best Practices Identification
- Transportation and Parking Plan
- Thematic Elements/Identity Creation and Land Development Sequencing Plan
- Community Outreach and Involvement Plan
- Maintenance and Operations Planning
- Communications Plan
- Sales and Marketing Plan
- Staffing/ Administration Functions
- Funding
- Disposition and Review Protocols, Sequencing Plan and Commission Regulation Creation
- Due Diligence Compilation
- Land Sales and Project Construction
- Other

Chairperson Kane noted that representatives from DOT, CRMC, DEM, Fuss & O’Neill and other professionals were also present at the meeting to assist in this process.

Chairperson Kane began the exercise with DOT coordination. Representatives from DOT reported that Contract 14, which consists primarily of the infrastructure and road construction work on the West Side, is at 90% design completion and the contract is estimated to take 1½ years to complete. It was estimated that the advertising of the bid set for Contract 14 would take place in approximately June 2012, with the awarding of the contract by October 2012, and contract completion was estimated at the end of 2013. With respect to Contract 15, which consists primarily of the East Side infrastructure and road construction, it was estimated that the advertising of the bid set could occur in August 2012, with construction beginning in October 2012, and contract completion was estimated at the end of 2013. With respect to Contract 16, which consists of the open spaces and bridge project, it was estimated that the contract could be bid out by March 2013, at the earliest, with completion estimated in Spring 2014. Chairperson Kane noted the need to be mindful of the conditions of the parcels while

DOT is undertaking these contracts. It was noted that the potential for tie-in to the water and sewer systems from certain parcels, which would allow for building construction to begin, could potentially occur as early as November 2013.

With respect to the bond offering, Chairperson Kane reported that the Rhode Island Economic Corporation (“EDC”) will likely consider an inducement resolution at its March Board meeting, which is the first of two resolutions that the EDC will need to pass to issue the bonds. [Mr. Kelly arrived at the meeting at 5:26 p.m.] Chairperson Kane further reported that EDC has an approved list of banks, trustees and underwriters that may be utilized in the offering. Chairperson Kane stated that the appraisal, bond sizing and indenture structure remain undetermined; however, the goal is to complete the bond offering by June 30, 2012. The Commissioners agreed to receive an update and discuss the bond offering structure at the April 9 Commission meeting.

On the topic of coordination with the City, Chairperson Kane reported that the zoning ordinances and comprehensive plan are presently before the City Council for approval and the ordinances and plan that are approved will go into effect on July 1, 2012. He noted the need to understand the City’s regulatory standards before the District can develop its own. Chairperson Kane reported that meetings have occurred between the City and DOT regarding lighting alternatives and it was noted that DOT needs direction in this regard from the City by April 1, 2012. [Mr. Deller arrived to the meeting at 5:35 p.m.] Mr. Deller confirmed that the City has identified areas for the lighting installation and is in the process of identifying the necessary fixtures. With respect to the pedestrian bridge design, Mr. Deller stated that it is currently in the schematic design phase and that in order to get to 30% design the City will need to know the open space design. The Commission noted that they would need to confirm the open space design issue in April 2012. Once bridge design is at 30%, the plans can then be submitted to DEM and CRMC for permitting and it was noted that Coast Guard approval is also required. Mr. Kelly noted that the bridge is the responsibility of the City and not the District, while also noting that the District would be responsible for the landings. The Commissioners noted the need for assistance from the City and DOT regarding open space and/or park space budgeting, which they slated for May 2012. The Commissioners also slated a conceptual discussion regarding subdivision of the parcels for June 2012 and noted that November 2012 would be a time to consider modifications to the I-195 Redevelopment Act of 2011, if necessary, to clarify the initial legislation.

With respect to coordination with DEM and CRMC, John Chambers from Fuss & O’Neill, the District’s engineering consultant, suggested that April 2012 would be an appropriate time to arrange a meeting to discuss storm water considerations. September 2012 was noted for a global meeting with DEM and CRMC regarding environmental and storm water considerations with the goal of creating a protocol by the end of 2012. It was noted that the pad ready approach used in Quonset was successful in its global approach to such issues, as opposed to a parcel by parcel basis. Chairperson Kane stated that the Commission should explore in the future best practices in other cities that have undertaken similar urban broad planning activities.

Commissioners mentioned visits to local examples in Massachusetts such as the Longwood, Devens and Boston area, in general. Mr. Kelly noted the need to gain insight from the trips already taken by others in the State to Baltimore, Pittsburg and Houston. Dr. Bready noted the Research Triangle Park in Durham, North Carolina. The Commission slated this discussion for May 2012, while noting the need for funds in order to undertake visits to such locations.

On the issue of transportation and parking plans, Mr. Deller noted the possibility of having two new garages underway in the City by the end of 2012. Chairperson Kane noted the need for a meeting between the District and the City on the issue of transportation, transit and parking. Mr. Kelly also noted the need to consider the relocation of the bike path which is currently planned through one of the East Side parcels. It was noted that Fuss & O'Neill will be prepared at an upcoming Commission meeting to present a memoranda containing parking analysis and recommendations. Mr. Deller noted that the State should play a role in creating a parking structure within the City, as it has in other locations in the State. The Commission slated a meeting with the City on these issues in April or May 2012, with the intention of creating a parking plan by July 2012.

With respect to District identity creation, the Commissioners discussed covenants, conditions and restrictions for the District that could be part of a global deed plan. Mr. Deller noted the use of signage to set apart areas such as Longwood. It was noted that the District will need to consider partnering with other entities in the Knowledge District to market the area in coordination. However, the uniqueness of the District was also noted, as well as the need to be the driving force behind the messaging regarding the District. Ms. Johnson suggested hiring a design firm to assist the District in developing an identity. The Commissioners discussed how identity creation is a task that the District may want to consider after it hires an Executive Director. Mr. Van Leesten noted the need to balance the immediacy of many tasks at hand with taking a holistic approach to identify the highest and best use of the land. The Commission set May 2012 for a sequence summit discussion. Dr. Bready stated that the District still needs to identify what it is trying to achieve and what the District wants to attract. The Commissioners discussed how various items can be considered simultaneously and may help the Commission develop larger goals and vision.

Mr. Van Leesten stated that the Commission should meet with the City to learn from their efforts regarding communications, managing of expectations and community outreach. The Commission decided to slate this discussion, along with consideration of District policies regarding minority and women employment programs and/or policies, for May 2012. Mr. Van Leesten noted that many of these measures will also necessitate a professional staff to implement. With respect to maintenance and operations planning, Chairperson Kane noted that there are graffiti and trash issues in and around the District abutments. Mr. Kelly noted that maintenance is not the District's responsibility until it owns the I-195 surplus land and Mr. Ryan agreed, noting that just because the current owner is not resourced to maintain the parcels does not make it the

District's responsibility to do so prior to ownership. Ms. Johnson also stated that the District could open itself up to liability if it took on such responsibility.

With respect to addressing staff and administration functions, it was noted that the Commission could begin its search for an Executive Director; however, hiring of an Executive Director would be contingent on the availability of funds. The Commissioners discussed the fact that the bond proceeds and availability of funds drives the timing on many of the discussion items. It was noted that while the District could begin to identify a job description of an Executive Director and begin the search, funding will dictate the District's ability to achieve the ultimate goal of selling the land. The Commission agreed that there are items that they can continue to move forward with, such as examination of the City's zoning, addressing the current park designs and an Executive Director search. Chairperson Kane noted that the additional subject areas listed for the "card trick" exercise were further on the horizon and that the meeting had served to identify specific conditions precedent to accomplishing them, as well as the need to get the District properly resourced with full-time staff.

3. FOR CONSIDERATION OF THE VISION/MISSION STATEMENT OF THE DISTRICT.

An amended vision/mission statement for the District, drafted by Ms. Johnson and Dr. Bready after the last Commission meeting, was presented to the Commission.

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

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

"To foster economic development on the I-195 land and beyond and generate job creation opportunities that embrace the city's demographics 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.

There being no further business in Public Session, upon a motion by Mr. Van Leesten and seconded by Dr. Bready the meeting was adjourned at 7:06 p.m.

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David M. Gilden, Assistant Secretary