

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

MARCH 19, 2012

The I-195 Redevelopment District (the "District") Commission met on Monday, March 19, 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).

Also present were: Mr. David M. Gilden, Ms. Alexandra W. Pezzello and Mr. Mike Walker.

1. COMMISSION AND PROJECT RESOURCE UPDATE

Chairperson Kane called the meeting to order at 5:01 p.m. Chairperson Kane reported that he has participated in biweekly meetings with the Governor's office, the Rhode Island Economic Development Corporation ("EDC"), the Deputy Director of Rhode Island Department of Transportation ("DOT") and Mr. Bennett, the Economic Development Director for the City of Providence (the "City"). [Ms. Hunger arrived at 5:03 p.m.] He further reported that the Commission is in the process of preparing a budget that will include projected sources and uses of funds through the disposition of the I-195 surplus land. [Mr. Ryan arrived at 5:04 p.m.] Chairperson Kane reported that he and Ms. Johnson have also met with EDC's bond counsel, the EDC's financial advisors, FirstSouthwest and Mr. Richard Licht, Director of the Department of Administration, regarding the bond issuance. He stated that the bond issuance and the resourcing of the District will be discussed at further length at the next Commission meeting. [Dr. Bready arrived at 5:06 p.m.]

2. DISCUSSION AND CONSIDERATION OF PLANNING ACTIVITIES AND RECOMMENDATIONS RELATING TO CIVIL ENGINEERING AND ROAD/INFRASTRUCTURE CONSTRUCTION

Chairperson Kane noted that there are certain items that the Commission will need to consider in order enable DOT to proceed with its road and infrastructure

planning and work. He introduced Mr. John Chambers and Mr. Shawn Martin from Fuss & O'Neill, the District's engineering consultants. Mr. Martin stated that Dollar Street is currently planned as a one-way street with on-street parking. After conducting its analysis of the area, Fuss & O'Neill recommends making Dollar Street a two-way street without on-street parking. With respect to the nearby Transit Street, which is also currently planned as one-way street, Fuss & O'Neill recommends eliminating Transit Street as a street and/or public way, while maintaining it as a utility corridor. Mr. Martin stated that the proposed changes to Dollar and Transit Streets would increase the value of adjacent parcels. He further explained that the two-way designation and no parking on Dollar Street would allow for the necessary traffic circulation. Mr. Martin stated that the other street plan that was analyzed was Claverick Street, which is located near the Johnson & Wales University parcels on the west side of the river. He reported that Fuss & O'Neill's recommendation is to leave the existing DOT plans for Claverick Street as is, due to access and functionality considerations in that area.

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

VOTED: To adopt the recommendations of Fuss & O'Neill regarding the Rhode Island Department of Transportation's plans for Dollar, Transit and Claverick Streets.

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.

With respect to utilities servicing the District, Mr. Martin stated that he and other representatives from Fuss & O'Neill have met with Providence Water Supply and the McGuire Group to evaluate the water and sewer services in and around the District in order to ensure that the each could support the proposed development. He reported that the completed and planned infrastructure improvements to the water system should support the development needs of the District. With respect to sewer, Mr. Martin reported that the Narragansett Bay Commission is completing Phase II of its sewer abatement project which is reducing overflows and increasing the capacity of the system. Based on such improvements, he stated that they believe the planned sewer and storm water capacity will be sufficient to support the development of the District.

Mr. Martin next discussed the existing utility vault that runs through parcels 22 and 25 (See **Exhibit A**). He stated that Fuss & O'Neill has had initial meetings with National Grid and DOT regarding the possibility of relocating the vault, which Fuss & O'Neill believes will create the most flexibility for development. Mr. Martin stated that DOT and National Grid indicated that they will need to look into the options of relocating or burying the vault, including the costs associated with each alternative. Mr. Chambers noted that the existing utility vault is a key issue for the Commission to consider, especially if the two parcels are purchased by one user.

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

VOTED: To direct Rhode Island Department of Transportation and National Grid to determine options regarding the relocation of the utility vault located on parcels 22 and 25.

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.

With respect to storm water management, Mr. Chambers reported that Fuss and O'Neill has met with DOT, which has drawings of the storm water plans at 90%. He stated that most of the streets are compact and filled with utilities, which constrains the options to move responsibility of storm water management to the public realms. He stated that each parcel is required by the Narragansett Bay Commission, the City and DEM to control the amount of run-off, as well as address drainage and water treatment. Chairperson Kane indicated the desire to create a global approach to permitting for storm water and waste water management, as opposed to on a parcel by parcel basis.

Mr. Chambers reported that the District will be eligible to apply for brownfields remediation funds from the federal government once it completes its Phase I environmental analysis, which is almost complete. He stated that the land will be designated as containing recognized environmental conditions due to the prior industrial uses of the parcels. Mr. Chambers stated that a next step will be to pursue a global strategy with DEM for environmental assessment and permitting. He stated that the actual remediation is most often conducted by the developer, but that in the interim the District is a good candidate for the brownfields grant funds.

Chairperson Kane reported that there have been discussions with two telecommunication providers regarding installing utility lines in the streets. Mr. Chambers reported that Fuss & O'Neill is also in the process of conducting analysis regarding which parcels can accommodate parking structures and the number of parking spaces that will be recommended for the District.

3. FOR DISCUSSION AND CONSIDERATION OF PLANNING ACTIVITIES AND RECOMMENDATIONS RELATING TO OPEN SPACE AND DESIGN FUNCTIONALITY.

Using a PowerPoint presentation (See **Exhibit B**), Mr. Deller explained the proposed reconfiguration of the west side park located on parcel P4. He stated that the issues and opportunities included: activating the park, visual and physical accessibility, creating the highest and best use of the land, implementing urban design and identity, building configurations and subsurface constraints. Mr. Deller stated that the challenges in the development of the park include: creating two "front doors" for certain

parcels, vehicular access and parking, existing and proposed utility infrastructure, loading access and avoiding the perception of park privatization. He explained that the utility infrastructure, buried I-195 footings, a finger pier bulkhead and old building foundations resulted in the proposed park reconfiguration, which includes an approximately 52,000 square foot developable parcel, along with a smaller potential parcel that could house restrooms or other park services. Mr. Deller noted that the parcel has the potential to be quite valuable due to its proximity to the remaining park and the river. Chairperson Kane noted that eliminating parcel P1 as a park and combining the parcel with parcel 9 to create over an acre of developable property has also been proposed. Mr. Kelly encouraged further consideration of developing the northern part of parcel P4, which is adjacent to the river. It was noted that certain utilities are located in that part of the parcel along Peck Street; however, it could still be an option.

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

VOTED: To eliminate parcel P1 as a park parcel and combine it with parcel 9, to endorse the direction of the proposed west side park reconfiguration on parcel P4 as presented, with the intent that more detailed designs be presented to the Commission in the future, and to leave open the possibility of further development in the northern part of parcel P4.

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 DISCUSSION AND CONSIDERATION OF PLANNING ACTIVITIES RELATIVE TO STREET LIGHT FIXTURES.

Using a PowerPoint presentation (See **Exhibit C**), Mr. Deller explained the difference between the standard lighting installed by National Grid and the decorative light fixtures selected by the City. Chairperson Kane noted that the streets and lighting are the responsibility of the City, but that the District will be offering input to the City on the planned street light fixtures. Mr. Deller showed the Commissioners various types of fixtures that are used in the City and recommended continuing certain lighting schemes, such as along the river. It was noted that the chosen lights will be installed by DOT and the City would then be responsible for the maintenance and utility costs of the lights. The Commission, by consensus, requested that Mr. Deller continue to work with DOT to create a light fixture plan and report back to the Commission with the plans at a later date.

5. FOR DISCUSSION AND CONSIDERATION OF PLANNING ACTIVITIES AND RECOMMENDATIONS RELATING TO PARCEL BLOCKING STUDIES.

Chairperson Kane noted the need to analyze how the I-195 surplus land can be developed from a sequential development perspective. He suggested a meeting with the City and Fuss & O'Neill to determine how certain parcels could be used using the building usage overlay. Chairperson Kane noted the need to consider how the parcels will be sold and marketed, such as on a first-come first-serve basis or released incrementally. It was noted that the Commission needs to learn more about best practices on this issue and to learn more about EDC and Greater Providence Chamber of Commerce plans to market the Knowledge District while considering the sale and marketing strategy relating to the I-195 surplus parcels.

6. FOR DISCUSSION AND CONSIDERATION OF EXECUTIVE DIRECTOR SEARCH MECHANICS, PLAN DEVELOPMENT AND NEXT STEPS.

Chairperson Kane noted his desire to create a definitive plan for the search and engagement of an Executive Director. Mr. Ryan shared his experience in assisting the City of Providence in its hiring of an Economic Development Director. He stated that the search was conducted with significant support from City staff members and was not expensive. However, Mr. Ryan noted that it would be difficult for the District to undertake a similar process without such staff support. Mr. Van Leesten noted his experience using a search firm in a search conducted by the Board of Regents, which came at a high price, but yielded quality candidates. The Commissioners discussed the need for the individual to have a commitment to the project long-term, but that the individual did not need to come from within the State. The Commissioners agreed that the District should to engage a search firm. The Commissioners discussed attributes that a candidate should possess, including ability to market the District and an understanding of project management and real estate development. The Commissioners agreed on the need to indentify a search firm, while simultaneously refining a job description, determining the District budget and clarifying the District's goal and vision. The Commissioners agreed to begin to solicit proposals from search firms and to consider engagement of a search firm at the May 14 Commission meeting.

7. FOR DISCUSSION AND CONSIDERATION OF ENGAGEMENT OF LEGAL COUNSEL FOR THE DISTRICT.

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

VOTED: To go into closed session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-4, for consideration of the engagement legal counsel for the District, 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 7:45 p.m. for the closed session.

The public session was reconvened at 8:02 p.m.

Chairperson Kane reported that the discussion during the closed session the only vote taken was to end the closed session and reconvene the public session

Upon motion duly made by Dr. Bready and seconded by Mr. Van Leesten, 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.

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 8:03 p.m.

David M. Gilden, Assistant Secretary