

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

July 30, 2012

The I-195 Redevelopment District (the "District") Commission met on Monday, July 30, 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, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Mr. Michael Van Leesten, Dr. Barrett Bready, Mr. William Parsons (ex officio) and Mr. James Bennett (ex officio).

Members Absent: None

Also present was: Mr. Robert I. Stolzman, who acted as Assistant Secretary and Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation.

Chairperson Kane called the meeting to order at 5:00 p.m.

1. **APPROVAL OF THE PUBLIC AND CLOSED SESSION MINUTES OF THE MEETING HELD ON JULY 9, 2012**

Upon motion duly made by Dr. Barrett Bready and seconded by Ms. Diana Johnson, the following vote was adopted:

VOTED: To approve the Public Session Minutes of the meeting held on July 9, 2012, as submitted to the Commission, subject to corrections made by the Commissioners.

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

Voting against the foregoing were: None.

2. UPDATE ON THE EXECUTIVE DIRECTOR SELECTION PROCESS

Chairperson Kane reported that he, Dr. Bready and Mr. Van Leesten will interview four prospective search firm candidates on August 15th and 16th. A recommendation to the Commission of the selected search firm is expected at the August 20th Board meeting.

3. UPDATE REGARDING OPEN SPACE DESIGN.

Bonnie Nickerson from the City of Providence Department of Planning and Development reported that Chairperson Kane, Ms. Johnson, representatives from the City of Providence, representatives from the Rhode Island Department of Transportation (“RIDOT”) and the three design teams have been meeting regularly for the last nine months regarding open space design. She reviewed a series of slides (attached as Exhibit A) with the Commission. Ms. Nickerson explained that the three design teams created an integrated design for the east side park, west side park and pedestrian bridge. The working group has been discussing the challenges and opportunities of developing the space. The challenges include that the district has multiple “front doors” and other vehicular access and parking limitations. The opportunities of developing the district will be to take advantage of the location and views. Ms. Nickerson explained that the working group has considered developing a plaza scheme in which the area would include plaza type gathering spaces especially at the river where people will naturally congregate. Mr. Kelly asked if the space will be used for public performances. Ms. Nickerson stated that such use is a possibility and that electrical issues would have to be considered.

Ms. Nickerson explained that RIDOT is constructing the pedestrian bridge. Mr. Kelly noted that the working group should consider the sustainability of the materials used. Mr. Kelly also remarked that Waterplace Park has not aged well. Ms. Nickerson agreed and stated that the materials should also blend in with the landscape. Ms. Nickerson explained that the working group has also discussed marking the boundaries of the highway prior to the relocation. Chairperson Kane asked about the next steps to resolving any design issues. Ms. Nickerson stated that a design recommendation to the Commission is expected within one month.

Mr. Ryan asked Ms. Nickerson about the grade differential from one end of the park to the other. Ms. Nickerson confirmed that there is a seven foot grade differential but noted that the difference is not noticeable due to the size of the park. Mr. Ryan asked if the engineers have confirmed that the water will be visible from the western edge of the park. The Commission requested more information to confirm what water features will be visible from the park.

Mr. Ryan asked about any changes to the east side park. Ms. Johnson explained the need for further discussions about the east side park and the bridge and the necessity to integrate the designs. Ms. Nickerson reiterated that a design recommendation to the Commission is expected within one month and that it will be at least eighteen months before any work commences.

4. UPDATE REGARDING OPEN SPACE PUBLIC ART.

Ms. Johnson reported that she, Mr. Van Leesten and Mr. Kelly have been working on a committee with several members of the public to develop some element of integration for the selection of art for the district. Ms. Johnson discussed that the Committee has spent the majority of time focusing on the vertical element in the west side park due to the visibility from City Hall and the waterways. The working group committee has established certain goals and criteria to consider in selecting the art including the selection of an iconic piece of art, the long term sustainability and maintenance of the materials, 365 day visibility of the art, the functionality of light at night and the connection to the history of the City of Providence. Ms. Johnson noted that the committee has not yet discussed the cost of the art and is focused on first developing a concept for the selection. The committee has discussed that possible sources of funding include both private and public funding. Mr. Van Leesten commended Ms. Johnson on all of her hard work and organization.

5. UPDATE FUSS & O'NEIL ON CIVIL ENGINEERING ACTIVITIES AND SCOPE OF WORK.

John Chambers from Fuss & O'Neil presented an update on engineering activities and the scope of work performed for the Commission to date (see slides attached as Exhibit B). Mr. Chambers reported that the Commission authorized a budget for an original scope of engineering activities in the amount of \$257,600.00. Currently, the Commission has spent \$159,600 of the initial budget. Mr. Chambers described the specific tasks completed within the original scope including environmental site assessments; development of a conceptual remediation strategy; a parcel by parcel remedial cost estimate; Environmental Protection Agency grant planning; survey, geotechnical and infrastructure assessments; development of a district wide storm water management strategy; compilation and review of parking studies; calculation of parking infrastructure costs and liabilities; review and evaluation of proposed zoning regulations; commenting on zoning text regulations; and development of on-line electronic database.

Mr. Chambers explained that Fuss & O'Neill also completed certain activities outside of the original scope of the contract including assessing development impacts of A Street configuration; modifications to open space and development space plan; facilitation and coordination regarding park design; and scheduling and milestone mapping. To date, the cost of the work outside the scope of the original contract is \$29,000.

Mr. Chambers summarized the deliverables to date including memoranda concerning amended zoning map comments concerning A streets, one way street and zoning text amendments; an environmental remediation liability estimate; parking liability estimate; storm water management approach; Environmental Protection Agency Green Infrastructure Letter of Interest; and a Phase I Site Assessment. Mr. Chambers also discussed the next steps for Fuss & O'Neill which include the environmental

cleanup, formalizing storm water plan with Rhode Island Department of Environmental Management and continued development of the transportation plan.

The Commissioners requested a revised and updated proposal from Fuss & O'Neill regarding future work costs and expenses. Mr. Kelly suggested that Fuss & O'Neill attend the Board meetings regularly to provide updates to the Commission.

6. UPDATE AND REVIEW OF FY 2012 AND 2013 BUDGET FOR THE DISTRICT.

Chairperson Kane stated that the discussion on the budget would be continued until the August 20th Board meeting. Chairperson Kane distributed materials relating to the budget. Chairperson Kane explained that of the \$250,000 bridge loan from the Rhode Island Economic Development Corporation, the Commission has spent \$160,000 on civil engineering services with Fuss & O'Neill, \$9,000 on Directors and Officers liability insurance and additional funds on legal expenses.

7. CHAIRPERSON'S REPORT AND COMMISSION UPDATE.

Chairperson Kane distributed a memorandum attached hereto as Exhibit C outlining the activities completed by the Commission from October, 2011 to date. He also distributed an Action Item Work Plan attached hereto as Exhibit D outlining upcoming meeting and action items. Chairperson Kane discussed that some of the most significant activities completed by the Commission include adding economic value to the district, the relocation of the electrical transmission vault, obtaining the Department of Environmental Management's and Coastal Resources Management Council's support for a global permitting approach, and the completion of zoning regulations consistent with the Commission's objectives.

Chairperson Kane explained that the Commission is now funded for the 2012-2013 State budget. Further, Chairperson Kane noted that the Commission is in a good position to submit for Environmental Protection Agency funding. Finally, Chairperson Kane suggested that the Commission should continue the ongoing dialogue and external communications with neighborhood groups and civic organizations.

8. ESTABLISHING AN AGENDA FOR THE NEXT COMMISSION MEETING.

The Commission discussed items to be addressed at the District's upcoming meeting on August 20.

There being no further business in Public Session, upon a motion by Mr. Kelly and seconded by Dr. Bready the meeting was adjourned at 6:45 p.m.

Robert I. Stolzman, Assistant Secretary