

I-195 REDEVELOPMENT DISTRICT

MEETING OF COMMISSION

PUBLIC SESSION

August 20, 2012

The I-195 Redevelopment District (the "District") Commission met on Monday, August 20, 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, and Mr. William Parsons (ex officio).

Members Absent: Dr. Barrett Bready.

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 SESSION MINUTES OF THE MEETING HELD ON JULY 30, 2012**

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

VOTED: To approve the Public Session Minutes of the meeting held on July 30, 2012, as submitted to the Commission, subject to corrections made by Mr. Kelly.

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

Voting against the foregoing were: None.

2. **UPDATE FROM FUSS & O'NEIL ON CIVIL ENGINEERING ACTIVITY AND SCOPE OF WORK**

John Chambers from Fuss & O'Neil presented an update on the recommended next steps for engineering activities (see slides attached as **Exhibit A**). Mr. Chambers explained that recommended environmental activities include a limited Phase II site assessment, a site investigation report and the submission of an Environmental Protection Agency ("EPA") grant application. Mr. Chambers explained that the goal is to have the Rhode Island Department of Environmental Management ("DEM") issue a district wide clean up approval plan. If the DEM accommodates the request to treat the district as one site, future environmental investigation by developers will be limited. Additionally, most remediation procedures will be approved in advance. Mr. Chambers estimated that the environmental assessment could take between 6 months and 2 years and could cost between \$150,000 and \$250,000. Ms. Hunger asked if the EPA grant could be used to pay for the environmental assessments. Mr. Chambers explained that the grant could be used, however, the earliest the Commission is eligible to receive the proceeds is July 2013. The Commission discussed the timing of the assessment and the desire to receive the results prior to taking title.

Mr. Chambers explained that additional recommended activities include: finalizing a storm water management plan with DEM and Coastal Resource Management Council; the development of a parking and transportation plan; completing the on-line data management system; and facilitation and coordination of the P4 collaborative design process. Mr. Chambers explained that the total cost for the recommended scope of work is approximately \$400,000.00 and that \$50,000.00 is available from the original budget.

3. **UPDATE ON THE EXECUTIVE DIRECTOR SELECTION PROCESS**

Chairperson Kane reported that he, Dr. Bready and Mr. Van Leesten originally targeted August 16th as the date to interview four prospective search firm candidates. However, due to scheduling conflicts, the interviews were rescheduled to September 4th. Currently, two search firms are confirmed for the September 4th interviews and Chairperson Kane stated that he hopes to have two additional candidates confirmed. A recommendation to the Commission of the selected search firm is expected at the September 10th Board meeting.

4. **UPDATE ON THE MAINTENANCE WORK PLAN**

Mr. Kelly reported that he and Ms. Hunger have been working on a draft request for proposal ("RFP") for the maintenance requirements of the property that the Commission will acquire (see **Exhibit B**). Mr. Kelly explained that, for purposes of the RFP, the property had been divided into three (3) zones: (i) **East Side** which includes the property and improvements located on the east side of the Providence River, (ii) **West Side 95** which includes the property and

improvements from the west side of Richmond Street west to Rt. 95 North, and (iii) West Side River which includes the property and improvements from the west bank of the Providence River to the east side of Richmond Street. The services required by the Commission include cleaning services such as trash and litter pickup, snow removal and cleaning of sidewalks; landscaping services such as maintaining the grass areas and leaf removal; and advocacy services such as communicating with appropriate parties when certain action is needed.

The Commissioners discussed that a consideration for the Commission when considering the proposals should be the wage and benefit packages for the jobs created. It was further discussed that the wages should be “liveable” wages and that the lowest bid is not necessarily the best bid for the Commission to accept. Mr. Parsons suggested that the Commissioners consider using the State’s master list as a resource. The Commissioners discussed that the RFP should go out between September 10th and 30th.

Mr. Van Leesten inquired about the Commission’s potential liability once title to the property is acquired. Mr. Ryan stated that the Commission needs to obtain a significant commercial general liability insurance policy and possibly workers compensation.

5. DISCUSSIONS CONCERNING BUDGET FOR THE DISTRICT

Mr. Stolzman explained to the Commission that if it wished to go into executive session to enter into discussions concerning the budget due to the Commission’s desire to set negotiation parameters for its expenses and contracts with third parties, a motion to go into closed session would be in order. He read the motion stated below.

Upon a motion made by Ms. Hunger and seconded by Mr. Van Leesten, 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, in order to enter into discussions concerning budget for the district under Sections 42-46-5(a)(5) and 5(a)(7).

Voting in favor of the foregoing were: Chairperson Kane, 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 for the closed session.

The public session was reconvened at 7:25. p.m.

Chairperson Kane reported that the discussion during the closed session was confined to a discussion on the budget for the district and that the only votes taken during closed session were to end the closed session, maintain the closed session records, and reconvene the public session.

Upon motion duly made by Ms. Johnson 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, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

6. ESTABLISHING AN AGENDA FOR THE NEXT COMMISSION MEETING.

The Commission discussed items to be addressed at the District's upcoming meeting on September 10.

There being no further business in Public Session, upon a motion by Mr. Van Leesten and seconded by Ms. Hunger the meeting was adjourned at 7:30 p.m.

Robert I. Stolzman, Assistant Secretary