

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **MEETING OF COMMISSION**

#### **PUBLIC SESSION**

**August 19, 2013**

The I-195 Redevelopment District Commission (the "District") met on Monday, August 19, 2013, in Public Session, beginning at 5 PM, 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. Mark Ryan, Dr. Barrett Bready and Mr. Michael Van Leesten. Also present were non-voting Commissioners, Mr. Marcel Valois and Mr. Ruben Flores-Marzan.

Mr. John Kelly was absent.

Also present were Ms. Jan Brodie, Executive Director, Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:05 PM.

#### **1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JUNE 10, 2013**

Chairperson Kane stated that the minutes of the meeting of July 8, 2013 had been distributed to the Commissioners and asked if there were any comments or corrections. Ms. Johnson noted one typographical error in the minutes which Mr. Rogers said would be corrected.

Subject to the noted correction, upon motion duly made by Dr. Bready and seconded by Mr. Van Leesten, the following vote was adopted:

VOTED: To approve the minutes of the meeting held on July 8, 2013 as submitted.

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

Voting against the foregoing were: None.

#### **2. REPORT FROM FUSS & O'NEILL, COMMISSION ENGINEERS**

Ms. Brodie introduced Shawn Martin of Fuss & O'Neill, the Commission's engineers. Mr.

Martin gave an update with respect to the status of the master permits from each of CRMC and DEM. He noted that a storm water master plan for all of the parcels owned by the District has been prepared and submitted to CRMC and DEM with the objective of streamlining the application process for individual parcels once development plans for those parcels are identified. With these master permits in hand, the permitting process for individual parcels will be thirty (30) days rather than the normal ninety (90) to one hundred twenty (120) day period. Each parcel will be required to obtain individual storm water and sanitary sewer permits for the specific project contemplated, but that approval process will be expedited by virtue of the master approvals issued by CRMC and DEM.

Mr. Martin said that he expects that joint applications will be submitted to CRMC and DEM by late September or early October with a goal of obtaining full approval of the Storm Water Master Plan by the end of 2013. He also noted that the permits will be valid for a period of ten (10) years, rather than the usual three (3) year approval.

Mr. Martin also noted that the District has applied for a \$50,000 grant from the Environmental Protection Agency. He said that this grant will be awarded by the end of September.

### **3. RATIFICATION OF VOTES TAKEN AT MEETING OF JULY 8, 2013**

Mr. Rogers noted that Common Cause had filed a complaint with the Attorney General's Office because the public notice of the July 8th meeting was not posted on the Secretary of State's website until the morning of July 8. In order to avoid any question as to the validity of votes taken at the July 8 meeting, Mr. Rogers suggested that the votes taken at the July 8 meeting be approved again.

Accordingly upon motion duly made and seconded, the following votes were adopted:

VOTED: That the votes taken at the meeting of July 8, 2013 authorizing reimbursement of certain expenses to Commissioners Colin Kane and Diana Johnson be and hereby are ratified and confirmed; and

VOTED: That the approval of the minutes of the meeting held on June 10 as approved at the meeting of July 8 be and hereby is ratified and confirmed.

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

Voting against the foregoing were: None.

### **4. EXECUTIVE DIRECTOR'S REPORT**

Ms. Brodie provided a summary of her recent activities as follows:

- a. She has interviewed firms which wish to provide communications, public relations and urban frameworks services to the District;
- b. With respect to issues relating to permitting of individual projects, she has met with various parties including the City of East Providence, the State and the District's legal subcommittee to review planning and zoning matters. She also noted that she had met with the State Building and Fire officials since permits will be issued by the State and not by the City. She noted that the State said that it wants to cooperate and it does not want to hold up the process.
- c. With respect to best practices, Ms. Brodie noted that she had distributed notes with concerning the July visit to New Haven. A September trip to the Boston Redevelopment Authority is planned. Also planned is a trip to New York to visit sites in Brooklyn and Manhattan. Possible future visits may include Washington, DC, Pittsburgh and Portland, ME.
- d. Ms. Brodie noted that she met with representatives of RIDOT on July 23 and that the DOT construction completion schedule is as follows: October 2014 West Side, August 2015 East Side, late 2015/early 2016 parks and bridge. She noted that her next meeting with RIDOT will be September 10 and with the Parks Subcommittee on October 1.
- e. Ms. Brodie presented to the US Economic Development Agency (EDA) and toured the 195 properties. Funds for infrastructure and planning are available from EDA and were discussed.
- f. She noted that Kate Holguin began work today as Project Associate, assisting Ms. Brodie.

**5. APPROVAL OF LICENSE AGREEMENT WITH HECHT DEVELOPMENT REGARDING A PORTION OF PARCEL 30**

Ms. Brodie noted that following the presentation by Hecht Development on July 8, she had negotiated a license agreement with Hecht Development for use of a strip of land on Parcel 30 to obtain access to the parking lot on Hecht property. She noted that the license would continue through 2013 and that there would be no fee charged. She also noted that if the parties were to agree to continue the license after 2013 a fee would be charged. Mr. Ryan suggested that it was appropriate that a fee be charged for the license for current use and for the past 20 months; he noted that some fee should be required of Hecht and any other party seeking license to use District property. There was a brief discussion and it was agreed that a fee of not less than \$2,500 should be imposed for the license requested by Hecht. Ms. Brodie was authorized to so advise Mr. Hecht and to enter into a license agreement on that basis.

**6. APPROVAL TO SUPPORT PROVIDENCE DOWNTOWN IMPROVEMENT DISTRICT PROPOSAL FOR CORNER OF PARCEL 41**

Ms. Brodie said that she had received a proposal from the Providence Downtown Improvement District (DID) to landscape two corners of Parcel 41. She circulated plans to the Commissioners submitted by DID showing the proposed landscape concept. She noted that DID was discussing an arrangement with RIDOT for RIDOT to pay all costs associated with the initial landscaping under RIDOT's current I-Way contract. The on-going maintenance costs would be budgeted and put in a proposal to be made to the District by DID. No work would be done until all costs were known. The Commission's support for DID to pursue its proposal to RIDOT and to open discussion thereafter for on-going maintenance was sought.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That the District support the DID and be and it hereby is authorized to investigate the possibility of entering into a license agreement with the Providence Downtown Improvement District pursuant to which DID would install and maintain landscaping on portions of Parcel 41.

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

Voting against the foregoing were: None.

## **7. INFORMATIONAL PRESENTATION BY BROWN UNIVERSITY**

Although the public notice of meeting indicated that the informational presentation by Brown University would be made in Executive Session, it was agreed that the presentation would be made in Public Session. Ms. Brodie introduced Russell Carey, Executive Vice President of Brown University. Mr. Carey noted that Marsha Quinn, Vice President of Public Affairs at Brown, accompanied him.

Mr. Carey made a slide presentation which showed the physical growth of Brown since 1770. He said that Brown had undertaken extensive studies with respect to use of its facilities by its students and had concluded that ideally its academic programs should be located on College Hill. Accordingly, by way of example, the 100,000 square feet needed for the Engineering School will be located on College Hill. In order to make room on College Hill for academic programs, certain non-academic programs are being re-located to other areas, such as the Jewelry District. Mr. Carey said that the admissions department has been moved to a building on Dyer Street adjacent to the District. He noted that Brown has invested \$200,000,000 in the Jewelry District in the last ten (10) years and has 1,000 employees in that area. He said that Brown is committed to the Jewelry District.

Mr. Carey then summarized the proposed Dynamo House project which will be developed by Dick Galvin, a Brown alumnus, in which Brown proposes to be a tenant. Dynamo House will consist of 240,000 square feet of space to be used for administrative and academic purposes. In addition, it is proposed that new housing of 165,000 feet to be used by graduate

medical students and others will be built south of Dynamo House and that a 600 car garage will be built on the Providence River on a site immediately south of Point Street.

Mr. Carey was asked directly if Brown had any interest in acquiring parcels in the District and he responded “maybe” but that he did not know since plans are always subject to fund raising and other priorities.

Ms. Brodie thanked Mr. Carey for his presentation.

The Commission took a break at 6:20 p.m.; the meeting was reconvened at 6:30 p.m.

#### **8. APPROVAL OF EXPENSES – COMMISSIONER TRIP TO NEW HAVEN**

It was noted that Mr. Van Leesten had incurred certain expenses in connection with the trip to New Haven for which he should be reimbursed.

Accordingly, upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve reimbursement to Mr. Van Leesten of expenses in the amount of \$117.52 incurred while attending the Best Practices visit to New Haven.

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

Voting against the foregoing were: None.

#### **9. DISCUSSION OF PRELIMINARY 2014-2015 BUDGET**

Ms. Brodie noted that annual operating budget is approved by the General Assembly and the Governor’s Office. She noted that with respect to the 2013 budget we have an unspent surplus of \$30,789 in RI Capital Funds and \$501,000 in Operating Funds that will be carried forward to help fund the 2014 Budget. She then reviewed the proposed 2014 and 2015 Budgets which have been circulated to the Commissioners before the meeting. She noted that the 2015 Budget is still an estimate. Ms. Brodie thanked Mr. Walker for his efforts in working on the budget.

#### **10. DISCUSSION OF PUBLIC ART ISSUES**

Ms. Johnson provided an update on the public art process. She said that it involves a significant piece of art that will be commissioned and placed in the West Side Park (Parcel P-4). The goal is to obtain an iconic work having long term sustainability and 365 days per year visibility. An Arts Selection Committee made up of landscape design and community arts professionals and Commission members Diana Johnson and Michael Van Leesten has been organized. The Committee met three times in the Summer of 2012 and discussed various local, regional, national and international artists. Ms. Johnson said that the typical arrangement is to

pay an artist an up-front fee which will be credited against the total commission for the artwork. Ms. Johnson noted that the Committee is dealing with the following issues:

- a. How is the project funded? Ms. Johnson estimated that it would cost \$50,000 to obtain a concept plan for the artwork.
- b. DOT will proceed with an assumption made as to the weight and massing of the artwork so that an appropriate foundation can be installed in the Park, allowing flexibility for when the art work will be commissioned.

Ms. Johnson said that it is anticipated that it will take six to nine months to obtain a concept for the artwork and she noted that the architects think that the artwork should be about fifty feet in height.

Ms. Johnson noted that the District has \$15,000 in its budget for artwork. Chairperson Kane said that he supports efforts to fundraise for the remaining funds needed to pay for the concept for the artwork and noted that additional fundraising would be necessary in order to assemble the required funds to pay for the actual construction and installation of the artwork.

Following a brief discussion it was agreed that the Commission endorses the concept of a significant work of art for the West Side Park.

#### **11. DISCUSSION REGARDING SELECTION OF COMMUNICATIONS, PUBLIC RELATIONS AND URBAN FRAMEWORKS CONSULTANTS**

Ms. Brodie noted that the initial RFP for graphics and public relations services were combined into one RFP. She now thinks that there should be separate contracts for those services. Based on interviews with various firms, Ms. Brodie recommended the following Providence-based firms be hired, as follows:

- a. That DK Communications (Dyana Koelsch) be hired for Public Relations Services and that Malcom Gear Designers be retained to provide logo-based graphics and to create a website for the District.
- b. With respect to services for urban frameworks, Ms. Brodie noted that the District received proposals from thirteen firms which the subcommittee narrowed to three. Based on interviews with those three firms, it was recommended that the firm of Goody Clancy LLC of Boston be retained. Ms. Brodie noted the firm made a strong presentation and has strong industry contacts.

Following a brief discussion, upon motion duly made and seconded, the following vote was adopted:

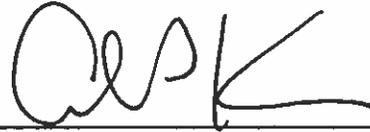
**VOTED:** That Ms. Brodie be and hereby is authorized to negotiate agreements with each of DK Communications, Malcom Gear Designers and Goody Clancy LLC to provide public relations, communications and urban framework services to the District on such terms as she deems reasonable and appropriate.

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

Voting against the foregoing were: None.

An RFP to developers will be ready to go by December 31, 2013 and work to advertise and outreach to potential proposers will be done through the fall and into 2014. Finally, it was agreed that an initial meeting with Goody Clancy LLC, if schedules permit, will be held on September 5, 2013 between the hours of noon and 2:00 p.m.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 7:10 PM.

A handwritten signature in black ink, appearing to read 'C. Kane', written over a horizontal line.

Colin P. Kane  
Chairperson

# **TAB 1**

**I-195 REDEVELOPMENT DISTRICT COMMISSION**  
**PUBLIC NOTICE OF MEETING**

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Economic Development Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, AUGUST 19, 2013**, beginning at **5:00 p.m.**, for the following purposes:

**I. PUBLIC SESSION**

Call to Order: The Chairperson

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Meetings held on July 8, 2013. (Tab 1.)
3. Ratification of Votes Taken at Meeting of July 8, 2013.
4. Executive Director's Report – Review of Activities in Past Month and Proposed Future Activities.
5. Approval of License Agreement with Hecht Development Regarding a Portion of Parcel 30.
6. Approval of Providence Downtown Improvement District Proposal for Corner of Parcel 41.
7. Discussion of Preliminary 2014 - 2015 Budget.
8. Report from Fuss & O'Neil, Commission Engineers.
9. Discussion of Public Art Issues.
10. Approval of Expenses – Commissioner Trip to New Haven.
11. Discussion Regarding Selection of Communications, Public Relations and Urban Frameworks Consultants.

**II. EXECUTIVE SESSION**

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to the Open Meetings Law, specifically matters permitted to be so considered under subsection (5) (disposition of public property) of Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law).

12. Informational Presentation by Brown University (subject to availability).

### **III. PUBLIC SESSION**

13. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for September 9, 2013 Meeting.
14. Vote to Adjourn.