

**SUBJECT TO APPROVAL AT
MEETING ON OCTOBER 21, 2013**

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

September 9, 2013

The I-195 Redevelopment District Commission (the "District") met on Monday, September 9, 2013, in Public Session, beginning at 5 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: Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan and Mr. Michael Van Leesten. Also present was Mr. J.R. Pagliarini, as designee of non-voting Commissioner, Mr. Marcel Valois.

Commissioners Chairperson Colin Kane and Dr. Barrett Bready were absent. Also absent was non-voting Commissioner, Mr. Ruben Flores Marzan.

Also present were Ms. Jan Brodie, District Executive Director, and Ms. Kate Holguin, District Project Associate, 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.

In the absence of Chairperson Kane, Mr. Kelly acted as Chairperson. Mr. Kelly called the meeting to order at 5 P.M.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON AUGUST 19, 2013

Mr. Kelly stated that the minutes of the meeting of August 19, 2013 had been distributed to the Commissioners and asked if there were any comments or corrections. Ms. Johnson made a comment with respect to the language in the minutes concerning fundraising activities for the public artwork and suggested a small revision to that language and, there being no objection, it was agreed that the minutes be revised accordingly.

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

VOTED: To approve the minutes of the meeting held on August 19, 2013 as submitted and revised.

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

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Voting against the foregoing: None.

2. EXECUTIVE DIRECTOR'S REPORT

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

- a. She is having Ms. Holguin, new Project Associate, map the abutting properties to the I-195 land, as well as research grants, manage social media and start work on the public art project as an interim use for the land.
- b. A plan for the interim uses for the land was discussed with RIDEM, and they were supportive. The Department of Art, Culture and Tourism will also be helping with the project, and RIDOT has been asked for help on installation pads. Ms. Brodie wants the art to be "highly local and visible."
- c. Presentations have been made at a variety of groups, including the Rhode Island Chapter of the Associated General Contractors and the MA/RI Chapter Appraisal Institute.
- d. With respect to the January 1, 2014 deadline established by the District to have RFPs for the I-195 parcels out to developers, meetings for Goody Clancy with key stake holders have been scheduled in Providence. On October 3, 2013 from 10 A.M. to 12 P.M., Goody Clancy will give the Frameworks Subcommittee a presentation on their initial findings. Malcolm Grear is also working on the I-195 District's wordmark, and work has begun on website layout and design. DK-Communications, LLC has a workplan in place and scheduled media outreach planned.
- e. With respect to the FY2014 budget and Rhode Island Capital Funds, discussions are ongoing about 2015 and any funds that can be carried forwarded from 2014.
- f. There have been a number of small proposals for the I-195 land, including developer Dick Galvin who has some parking ideas; Ken Hecht has signed a license agreement for 95 Chestnut and Parcel 30 and has paid the required fee of \$2,500; and the development of a year-round food market has been proposed for Parcel 27.
- g. A joint meeting with Fuss & O'Neill, CRMC and the Narragansett Bay Commission took place to discuss master permitting for the District by year-end. There will be another meeting regarding this issue on November 12, 2013 for which Fuss and O'Neill will be submitting revised documents to CRMC and RIDEM for comment.

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In conclusion, Ms. Brodie stated that her focus over the next month will be on working with Goody Clancy on developing a package for developers to go out in January, RFP developing input for the website, working with DK-Communications, LLC for media outreach and continuing work on parks design and parking feasibility studies. She will make trips to Boston and New York to see how these cities have developed sites similar to the I-195 property.

**3. PRESENTATION BY FRIENDS OF INDIA POINT PARK REGARDING THE POWER LINE
BURIAL INITIATIVE**

David Riley, the Co-Chair of Friends of India Point Park, and Paul Roberti, a member of the Rhode Island Public Utilities Commission, presented on an initiative to bury power lines that go overhead at India Point Park. It has been over a ten-year effort. He said the overhead power lines are dangerous because more than 100,000 people use India Point Park annually, and the neighborhood is largely residential. Burying the lines reduces risk of harm, and the view of the towers may depress nearby property values by up to 30%. Mr. Roberti stated that there is widespread support for the project and 95% of the funding has been secured, but costs for the project keep increasing, which is one reason why the project has been in the works for so long. Mr. Roberti also said that the utility companies tend to favor overhead, rather than underground lines, because the overhead lines are easier to access.

Mr. Riley and Mr. Roberti said the Commission could help this initiative by asking that relevant state agencies (Energy Facility Siting Board, RIDOT, DOH and Statewide Planning) re-engage with the project, assist the city with land rights acquisition efforts, address unresolved navigation issues with the U.S. Coast Guard and take legislative action. Mr. Kelly suggested passing a resolution to support the burial of the power lines and work with Friends of India Point Park. Mr. Van Leesten made a motion to approve such a resolution, and Ms. Johnson seconded the motion, but Mr. Rogers reminded the Commissioners that any formal action such as a vote must be publically noticed and since the public notice for this meeting did not include notice of any vote on this issue, no vote could be taken at this meeting. Mr. Rogers suggested that, if such a resolution was desired, it should be included in the public notice of the meeting at which the resolution would be discussed and voted upon. The Commission agreed to table any resolution until the next meeting of the Commission.

4. CHAIRMAN'S REPORT/AGENDA FOR OCTOBER 21, 2013 MEETING

Mr. Kelly suggested that the auditors of the District will make a presentation at the October meeting. Also at that meeting, an update on market conditions by real estate brokers will be presented, and a resolution to support the power line burial initiative at India Point Park will be discussed. The Commission and Executive Director will map meeting agendas for the next three to six months, and calendaring Commission meetings for 2014 will be done. It was also noted that an invitation had been extended to the Attorney General to make a presentation to the Commissioners at the October meeting with respect to open meeting requirements.

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There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:15 P.M.

Colin P. Kane
Chairperson

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, SEPTEMBER 9, 2013**, beginning at **5:00 p.m.**, for the following purposes:

I. PUBLIC SESSION

Call to Order: The Chairperson

1. Welcome by Chairperson: Acting Chairperson John Kelly.
2. Approval of the Minutes of the Commission Meeting held on August 19, 2013. (Tab 1.)
3. Executive Director's Report – Review of Activities in Past Month and Proposed Future Activities.
4. Presentation by Friends of India Point Park re: Waterfront Power Lines.
5. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for October 21, 2013 Meeting.
6. Vote to Adjourn.