

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

November 18, 2013

The I-195 Redevelopment District Commission (the "District") met on Monday, November 18, 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 a 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: Chairperson Colin Kane, Dr. Barrett Bready, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan and Mr. Michael Van Leesten. Also present were non-voting Commissioners Mr. Ruben Flores Marzan and Mr. Marcel Valois.

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.

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

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON OCTOBER 21, 2013

Chairperson Kane stated that the minutes of the meetings of October 21, 2013 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, the following vote was adopted:

VOTED: To approve the minutes of the meeting held on October 21, 2013 as submitted.

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.

2. PRESENTATION/DISCUSSION OF DISTRICT AUDIT BY LGC+D, LLP

Mr. Adam Quinlan, Chief Financial Officer at the Rhode Island Economic Development Corporation, introduced Mr. Steve Geremia (Principal) and Mr. Michael Crawley (Senior Audit Manager) from LGC+D, LLP, the District's auditors. With Mr. Quinlan's assistance, LGC+D, LLP

recently completed an audit of the Commission's finances for FY2013. Mr. Geremia and Mr. Crawley met with members of the Commission last month to review a draft of the audit report. Since then, the financial statements remained the same in form and substance, with the only substantial change being made on page 20 of the report, which has information on the environmental condition of the property. The final draft is anticipated to be complete by the end of the week.

3. EXECUTIVE DIRECTOR'S REPORT

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

- a. Goody Clancy has completed a document on the approval process for the parcels and drafts of fit studies and preferred uses for five parcels. Drafts for fit studies and preferred uses for all the parcels will be completed at the end of the week. After Thanksgiving, these drafts will be refined and polished. On December 2, the draft will be sent out to the board and on December 9, Goody Clancy will present to the board the complete frameworks book and their findings on how to get the land to market.
- b. Proposals from consultants for Design, Civil Engineering, Feasibility and Accounting have been received whose role is to advise the Commission on proposals submitted for development. The Commission may assess developers for any of these professional review fees. A matrix summarizing the proposals will be circulated to the board for review. Consultants will be engaged in anticipation of responses to the Request for Information (RFI) due to go out in January.
- c. An RFP for commercial brokerage services was released earlier this month. Responses are due back this Wednesday, November 20.
- d. A launch event is scheduled for this Wednesday, November 20. The Mayor, the Governor and Senate Majority Leader will be in attendance. Today, a press advisory was issued for the event. In the coming months, the land will be marketed through more presentations, nurturing interested parties and newly-created promotional materials, including pull-up screens that highlight the Commission, which will be used at the launch and repeatedly at future events. Ms. Johnson requested that if possible going forward, promotional materials and press advisories be circulated to the Commission before going to print.
- e. In the last month, Ms. Brodie has taken trips to New York and the Urban Land Institute Fall Conference in Chicago. These trips have reinforced lessons learned in previous trips to Boston and New Haven. Cities are emphasizing the models of "live, work and play, all in the same area" and "employers find

employees.” Also, new growth is created by incentivizing for the present and investing in the long-term.

- f. Bill Bombard, Director of the Providence Department of Public Works, has asked if the 195 land can be used to place snow collected in the city. Ms. Brodie suggested that while the Commission strives to partner with the City, there is the concern that showcasing the land under piles of snow disposal could be problematic. Fuss & O’Neill were asked to address and advise the Commission on environmental impacts such snow storage might have. No decision on this issue was made by the Commission.
- g. Ms. Brodie confirmed with Board members that the Commission meeting scheduled for May is on May 19, 2014, although it conflicts with the RIEDC board meeting.

4. REPORT FROM FUSS & O’NEILL, DISTRICT ENGINEERS, REGARDING STATUS OF MASTER PERMITS FROM CRMC AND DEM

Mr. Shawn Martin from Fuss & O’Neill gave an update on Fuss & O’Neill’s work for the Commission. Since developing a master plan for stormwater management in November 2012, there have been many meetings with partners at CRMC, DEM, and NBC to come to an agreement for stormwater management. Last Monday, the stormwater management plan was approved by CRMC. The DEM permit from the water quality certification program should be finalized next week. This will be the first joint CRMC/DEM/NBC permit in Rhode Island, substituting a 30-45 day administrative review for new development with what is often a 1-1/2 to 2 year process.

An initial financial analysis and study for the parking plan has been completed. Fuss & O’Neill is working with Desmond Associates on re-evaluating the parking plan generated with the Garrahy parking concept.

Fuss & O’Neill and DOT are currently working on the parks’ design review. Feedback has been provided for how to deal with storm water and protect Parcel 42, which abuts P4.

5. PRESENTATION BY BRAVE RIVER, LLC REGARDING DEVELOPMENT OF DISTRICT WEBSITE

Mr. Ernie Gaines of Brave River Solutions, presented a preview of the new District website to the Commission, which is meant to convey an image of the story of the 195 land and market the “work, play and live” nature of the new development. The website shows where the land sits, what the potential opportunity is and what types of businesses and collaborations the Commission is trying to attract to the property. Currently, initial content is being loaded on the website. Mr. Gaines will give the Commission staff a tutorial on how to upload content to the website in the future. The website has been devised to display properly on mobile phones,

tablets and other electronic devices. A link to the website, still in development, will be circulated to the board.

6. CHAIRPERSON'S REPORT/AGENDA FOR DECEMBER 9, 2013 MEETING

The next meeting of the Commission will be on Monday, December 9, 2013, where the Commission will be briefed by Goody Clancy on frameworks. The goal of this briefing is an opportunity to have a robust dialogue around frameworks and tweak the handbook draft. A draft of the frameworks package will be circulated to the Board a week in advance of the December 9 meeting. And, if needed, January 13 will be another chance to finalize the full frameworks before it is made public.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:10 PM.

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

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, NOVEMBER 18, 2013**, beginning at **5 P.M.**, for the following purposes:

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 October 21, 2013.
3. Executive Director's Report – Review of Activities during Past Month/Action Plan and Target Activities November – March, 2014 Including Discussion of Communications and Frameworks.
4. Presentation/Discussion of District Audit by LGCD.
5. Report from Fuss & O'Neill, District Engineers, Regarding Status of Master Permits from CRMC and DEM.
6. Presentation by Brave River LLC Regarding Development of District Website.
7. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for December 9, 2013 Meeting.
8. Vote to Adjourn.