

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

December 9, 2013

The I-195 Redevelopment District Commission (the "District") met on Monday, December 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 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. Mark Ryan and Mr. Michael Van Leesten. Also present was non-voting Commissioner Mr. Ruben Flores Marzan.

Commissioner Mr. John Kelly was absent.

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 5:10 PM.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON NOVEMBER 18, 2013

Chairperson Kane stated that the minutes of the meeting of November 18, 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 regarding the Executive Director's report on proposals from disposition consultants and suggested that it state "the Commission may assess developers for any of these professional review fees." There being no objection to the suggested revision, 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 November 18, 2013, as submitted to the Commission, subject to the modification made by Ms. Johnson.

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

Voting against the foregoing were: None.

2. DISCUSSION/VOTE REGARDING REQUEST BY CITY OF PROVIDENCE TO STORE SNOW ON DISTRICT PARCELS

Ms. Brodie said that Bill Bombard, Director of the Providence Department of Public Works, has asked if any parcels within the 195 land might be used to place snow collected in the city. Mr. John Chambers from Fuss & O'Neill prepared a memo on snow storage on the I-195 parcels for Ms. Brodie that was circulated to the board before the meeting, covering environmental, liability, aesthetic and access issues as well as potentially suitable locations for snow disposal. Chairperson Kane asked that the vote be amended to limit snow storage to Parcel 25, that the Department of Public Works adhere to snow storage requirements outlined by the Department of Environmental Management and that the Department of Public Works commit to restoring Parcel 25 to its condition previous to snow storage after the winter season concludes.

Upon a motion duly made by Ms. Johnson and seconded by Mr. Van Leesten, the following vote was adopted:

VOTED: To approve the request by the City of Providence to store snow on Parcel 25, as submitted to the Commission, subject to execution of an agreement containing terms and conditions acceptable to Ms. Brodie and counsel.

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

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT

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

- a. The Commission website is now live, though it is still missing direct links to Frameworks materials.
- b. Ms. Brodie will begin working with public relations consultant Dyana Koelsch on outreach for Requests for Interest (RFI) once the Commission has approved it and the Frameworks materials that support the RFI. A press release announcing that the Commission will soon be accepting RFIs was sent out and has received over 2,200 media responses. Meetings will be set up to update and alert local community, agency and business groups, and news advertisements targeting specific firms will be posted once the Commission is ready to accept RFIs.
- c. On December 2nd, an information session regarding the Commission's interim use program was held, where over 20 people attended. The next step in

organizing interim use will be fundraising. Creative proposals are due back in mid January.

4. CHAIRPERSON'S REPORT/AGENDA FOR JANUARY 13, 2014 MEETING

The next meeting of the Commission will be on Monday, January 13, 2014. Chairperson Kane reminded the Commission that parks maintenance will need to be included in the budget starting in FY2015 and that the time to begin working on the new budget was approaching.

5. PRESENTATION OF DEVELOPERS TOOLKIT BY GOODY CLANCY LLC/DISCUSSION

The presentation of the developer's toolkit, or Frameworks, was originally listed on the agenda posted before the meeting as a part of the Commission's Executive Session but after consultation with counsel, it was decided to conduct the presentation in Open Session.

Mr. David Dixon and Mr. Ben Carlson from Goody Clancy LLC presented the Frameworks materials. The Frameworks includes zoning, permitting and environmental summaries, sustainable design and parcel design guidelines, transportation and parking studies from Nelson\Nygaard and Fuss & O'Neill and economic studies from Sarah Woodworth of W-ZHA, Inc. The booklet also includes a parcel-by-parcel overview with examples of different build-out scenarios and precedents for each parcel. The presentation included a review of the approval process, which starts with an applicant RFI response period, and a review of project criteria for selection.

There was concern that the Frameworks did not clearly indicate the difference between what was required by zoning, compared to recommendations laid out in the parcel-by-parcel overview. The Frameworks was created without intent to prescribe uses for the land or create requirements more restrictive than zoning laws, but still make the properties greater than the sum of their parts. There was also concern that commercial uses were not specifically identified on a few parcels. It was suggested by the Commission to make clear what is required, and what is suggested, to soften the tone of the Frameworks, to broaden the suggested uses to include commercial on additional parcels, and to explain the overall intent of the Frameworks as a guideline, in an overall introduction.

Given time constraints of the meeting, Chairperson Kane suggested tabling the discussion and resuming review of the Frameworks at the January meeting, having an extended Commission meeting from 4 to 7 PM. In the meantime, the Commission is encouraged to contact Goody Clancy to discuss specific questions and comments on the toolkit.

6. EXECUTIVE SESSION FOR DISCUSSION/VOTE TO SELECT FIRM TO PROVIDE REAL ESTATE BROKERAGE AND ADVISORY SERVICES TO THE DISTRICT

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to discuss and select a firm to provide real estate brokerage and advisory services to the District.

Accordingly, upon motion duly made by Ms. Johnson 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 42-46-5(a) (the Open Meetings Law) in order to discuss potential firms to provide real estate brokerage and advisory services.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, 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, and members of the Commission and staff entered into closed session at 7:23 PM.

The Public Session was reconvened at 7:38 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion regarding firms to provide real estate brokerage and advisory services and a vote was taken to engage Jones Lang LaSalle as the real estate brokerage firm for the District. Additionally, the Commission voted to end the Closed Session, maintain the Closed Session records and reconvene the Public Session.

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

VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 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, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 7:40 PM.



Colin P. Kane
Chairperson