

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

January 13, 2014

The I-195 Redevelopment District Commission (the "District") met on Monday, January 13, 2014 in Public Session, beginning at 4 P.M., at the offices of the Rhode Island Commerce 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, 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.

Commissioner Dr. Barrett Bready 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 4:15 PM.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON DECEMBER 9, 2013

Chairperson Kane stated that the minutes of the meetings of December 9, 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 December 9, 2013 as submitted.

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. DISCUSSION/VOTE TO SELECT FIRM TO PROVIDE SNOW REMOVAL SERVICES TO THE DISTRICT

A matrix summary of the three responses to the Request for Quotation (RFQ) submitted to the District to provide snow removal services was distributed to the Commissioners. The matrix compared the proposed prices and experience of the three responding firms. Ms. Brodie recommended that the Commissioners select Shalvey Bros. Landscape Inc. for snow removal services because of their competitive pricing and experience, as well as an already established relationship with the Commission because of their property management work in 2013. A discussion followed and a more specific scope of work was recommended, which includes sidewalk snow plowing services for a minimum of 1" of snow and discretion in judgment of whether or not sanding is necessary on a case-by-case basis.

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

VOTED: That the firm of Shalvey Bros. Landscape Inc. be retained by the District to provide snow removal services to the District on the basis proposed by Shalvey Bros. subject to execution of an agreement acceptable to Ms. Brodie and counsel.

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.

3. APPROVAL OF SELECTION OF JONES LANG LASALLE TO PROVIDE REAL ESTATE BROKERAGE AND ADVISORY SERVICES TO THE DISTRICT

In Closed Session at the December 9, 2013 Commission meeting, Ms. Brodie had distributed to the Commissioners a matrix summary of the four responses to the Request for Proposals (RFP) submitted to the Commissioners to provide real estate brokerage and advisory services. Although the Commission believes that such discussions and vote in Closed Session was taken in accordance with the requirements of the Open Meetings Act, out of an abundance of caution, it was determined to discuss and vote upon the matter at this meeting in public session. Accordingly, Ms. Brodie distributed the matrix again. The matrix compares the firms' prices and areas of reach and impact. Ms. Brodie had met with Jones Lang LaSalle ("JLL") and CB Richard Ellis ("CBRE") on general matters prior to the brokerage RFP, but had not meet with Peter M. Scotti & Associates or Westcott Properties. The Scotti and Westcott proposals both reflected higher pricing than submitted by JLL and CBRE; neither firm had the experience or apparent capability to present the 195 property to a regional or national market which the Commission believes is critical to the sales and marketing effort. It was recommended that JLL be engaged as real estate broker to the District; that firm has a national and international footprint and thereby will be able to expose the 195 property to a broad market of potential developers and users and can provide a full complement of real estate advisory and brokerage

services. In addition, JLL accepted the RFP stipulation that transactions with Brown and Johnson & Wales Universities would be “carved out” and no commissions due in the case of sales to either of those institutions. Finally, the commission fee structure proposed by JLL was the lowest received. It was noted that CBRE has capabilities similar to those of JLL but CBRE did not accept the carve out of Brown and Johnson & Wales and therefore did not satisfy the criteria of the RFP. The matter of an interview was discussed but viewed as unnecessary because JLL had made a presentation to the Commission to introduce their firm in the past year, and scheduling an interview would cause delays in getting their work started. In December 9th Closed Session, the Commission had voted to engage Jones Lang LaSalle to provide real estate brokerage and consulting services to the District. At this January 13, 2014 meeting, the Commission ratified this vote in Open Session.

Upon motion duly made, the following vote was adopted:

VOTED: That the firm of Jones Lang LaSalle be retained by the District to provide real estate brokerage and consulting services to the District on the basis proposed by Jones Lang LaSalle subject to execution of an agreement acceptable to Ms. Brodie and counsel.

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.

4. EXECUTIVE DIRECTOR’S REPORT

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

- a. A \$200,000 Site Specific Brownfields grant proposal will be submitted to the EPA next week, and if awarded, will be used towards continued environmental work on individual parcels.
- b. The license granted by the Commission to Hecht Chestnut, LLC expired on December 31, 2013. An extension and additional fee were granted and paid, extending the license until March 31, 2014.
- c. The developer’s toolkit has almost been finalized, and the Request for Interest (RFI) will be released in February alongside the toolkit.
- d. A calendar of upcoming outreach events for the next 6 weeks was circulated to the Commissioners. Most immediately, a broker “launch” event will be held this Thursday at 10:30 AM at the Commerce RI offices.

- e. Ms. Brodie has started looking at maintenance and operations budgets for parks in other American cities in order to get a better idea of how much funding will be needed to upkeep the parks.

Ms. Dyana Koelsch from DK Communications, LLC is working to increase the Commission's media outreach in order to circulate better and more accurate information about the Commission's ongoing work. Press releases have been sent out to broaden the Commission's scope and more community outreach is planned for the next few months, including the release of the Commission's first e-newsletter. There are also reporter briefings planned for the next few months, beginning with the Providence Journal on Friday at 10:30 AM at the Commerce RI offices, with more briefings planned with Richard Asinof from Convergence RI, the Associated Press and broadcast outlets.

Chairperson Kane reported inquiries from Providence mayoral candidates requesting briefings on the District and its activities, and that he and Ms. Brodie have already met with one candidate. It was recommended that a standard protocol be created and followed for addressing these types of inquiries in the future.

5. FURTHER DISCUSSION OF DEVELOPERS TOOLKIT WITH GOODY CLANCY LLC

Mr. David Dixon and Mr. Ben Carlson from Goody Clancy LLC and the Commission had a discussion regarding the Frameworks materials that were initially reviewed at the December Commission meeting. Ben Carlson from Goody Clancy LLC and the Commission had a discussion regarding the Frameworks materials initially reviewed at the December Commission meeting. Given the discussion of the previous meeting, the primary changes made to the Developer's Toolkit included: modified cover text, an added brief introduction, clarity around required compared to recommended zoning options, an added detailed permitting checklist, a change in the parking policy language to emphasize flexibility in the District's parking approach, an updated time to approval, more detailed descriptions of what the subdistricts are, more detailed explanations that the parcel-by-parcel toolkit section is comprised more of suggestions rather than prescriptions, and added notes for Parcels 14 and 41.

It was noted that the tone was more welcoming and comprehensible in this latest draft. There was interest in emphasizing art and cultural diversity in Providence more as they are key marketing components for the land. There was confusion about the subdistricts outlined in the Toolkit. Mr. Carlson noted that the subdistricts were not created to restrict development, but rather to show that some areas of the District are better suited for certain purposes. There was discussion about emphasizing the strong workforce in Rhode Island to developers, through the toolkit and through Commission outreach. The Commission will focus its attention towards bringing in a skilled workforce through marketing and prioritizing job training. Finally, there was discussion on how to evaluate proposals relative to discretionary criteria and/or a scoring rubric. Threshold criteria will be outlined and visuals added to enhance the previously discussed priorities. It was agreed that the Commissioners should send their edits to the toolkit to Ms.

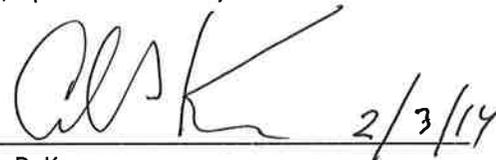
Brodie, who will coordinate and send to Goody Clancy by Wednesday, in order to promptly send out the final draft for discussion and approval at the next Commission meeting.

The Request for Interest (RFI), was discussed and it was determined that going to market would be in ongoing three month cycles for RFI responses, which will allow for full flexibility in the response process. Proposals can be submitted at any time after the RFI is released. The Executive Director will review and make recommendations to the Commission on which proposals should move forward in the approval process. The Commission will begin reviewing proposals after each three month RFI cycle. There was a discussion on how to deal with incoming questions in the RFI response period, and whether or not private meetings would be permissible in addition to public information sessions. It was suggested that individual meetings and public information sessions would benefit proposers, and that the Executive Director would act as the single point of contact. The overall goal is to convey the impression that the District is "open for business" and that it be "user-friendly."

6. CHAIRPERSON'S REPORT/AGENDA FOR FEBRUARY 10, 2013 MEETING

While the next meeting of the Commission is scheduled for Monday, February 10, 2014, Chairperson Kane recommended that the meeting be moved up one week to Monday, February 3, 2014 in order to speed up the vote around the issuance of the developer's toolkit and RFI, to which all Commissioners agreed.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 7:00 PM.

A handwritten signature in cursive script, appearing to read 'Colin P. Kane', followed by the date '2/3/14' written in a similar style.

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 Commerce Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, JANUARY 13, 2014**, beginning at **4 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 December 9, 2013.
3. Executive Director's Report – Review of Activities during Past Month/Action Plan and Target Activities January – February, 2014.
4. Further Discussion of Developers Toolkit with Goody Clancy LLC.
5. Discussion/Vote to Select Firm to Provide Snow Removal Services to the District.
6. Approval of Selection of Jones Lang LaSalle to Provide Real Estate Brokerage and Advisory Services to the District.
7. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/ Tentative Agenda for February 10, 2014 Meeting.
8. Vote to Adjourn.

The location is accessible to the handicapped. Those requesting interpreter services must notify the I-195 Redevelopment District Commission at (401) 383-5900 forty-eight (48) hours in advance of the meeting. Also, for the hearing impaired, assisted listening devices are available onsite, without notice, at this location.