

**Draft – subject to approval at  
Commission meeting on March 17, 2014**

**I-195 REDEVELOPMENT DISTRICT COMMISSION**

**MEETING OF COMMISSION**

**PUBLIC SESSION**

**February 3, 2014**

The I-195 Redevelopment District Commission (the “District”) met on Monday, February 3, 2014 in Public Session, beginning at 5 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, Dr. Barrett Bready, Ms. Diana Johnson and Mr. John Kelly. Also present was non-voting Commissioner Mr. Marcel Valois.

Commissioners Ms. Barbara Hunger, Mr. Mark Ryan and Mr. Michael Van Leesten were 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 Commerce Corporation, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane noted that a quorum of Commissioners was present and called the meeting to order at 5:00 PM.

**1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JANUARY 13, 2014**

Chairperson Kane stated that the minutes of the meeting of January 13, 2014 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 January 13, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Johnson and Mr. Kelly. Dr. Bready abstained from voting due to his absence at the January 13 meeting.

Voting against the foregoing were: None.

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**2. EXECUTIVE DIRECTOR’S REPORT**

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

- a. The Developers’ Toolkit and RFI are poised to go live within the next 24 hours on the District website, if the Commissioners vote to approve both tonight. Brave River Solutions has been working on Search Engine Optimizations by revising site text in order to make accessing the website via Google both easier and faster.
- b. Real estate professionals from Jones Lang LaSalle (“JLL”) attended a meet and greet event at the Commerce RI offices to introduce individuals from the firm and to discuss JLL’s plans to market the 195 land.
- c. The District was featured prominently in the Providence Journal over the weekend, highlighting the Commission’s readiness to seek development proposals and interim uses. Public outreach will continue in the coming weeks. A calendar of events was circulated to the Commission, including presentations to the Fox Point and College Hill Neighborhood Association meetings and also presentations to the Rhode Island Commodores and Rhode Island Foundation. Ms. Brodie will also be meeting with Johnson & Wales for a status update next week.
- d. Fundraising is a next big step for the interim use program after the Commission reviews and votes on the six proposals for mid-May installation.
- e. Work has begun putting together a plan and budget for park management so it is not ultimately just the Commission that is overseeing the maintenance of the east and west side parks. A meeting with DOT is scheduled for tomorrow for an update on park design.
- f. Workforce training initiatives are in progress by State and private leaders. Ms. Brodie and fellow commissions met with Rick Brooks at the Governor’s Workforce Board and talked with Amanda Martin at the Statewide Planning Council, as well as an upcoming meeting with Community College of Rhode Island in order to be prepared to link developers to these programs and individuals when businesses request information on how to meet their workforce demand.

Ms. Dyana Koelsch from DK Communications, LLC was introduced and she noted that she is working to increase the Commission’s media outreach to circulate more information about the Commission’s ongoing work. A media briefing with the Providence Journal was held and others are planned for the future, including with the

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Associated Press and broadcast organizations. Ms. Koelsch is also supporting JLL with any material they need in order to inform their wide range of contacts. A press packet that includes salient facts about the District and pieces of the Developers' Toolkit is being put together with inserts made with Goody Clancy LLC's assistance. A next step will be to ensure the Commission has a direct connection to opinion leaders in the city and state, which will be done through a candidates' forum on the 195 land to be held in the coming weeks.

Mr. John Chambers from Fuss & O'Neill gave an update on his firm's work with the District. Analysis and feasibility work has been completed on the Garrahy garage plan. Stormwater permitting has been completed, and the next step is to determine how to allocate and implement the stormwater "bank." The application for a \$200,000 EPA Site-Specific Brownfields Assessment grant was submitted last month. A decision on the Commission's proposal will be announced in the spring.

**3. FURTHER DISCUSSION OF DEVELOPERS' TOOLKIT WITH GOODY CLANCY LLC AND REVISED REQUEST FOR INFORMATION/VOTE TO APPROVE FINAL FORMS OF EACH**

Mr. Ben Carlson from Goody Clancy LLC and the Commission had a discussion regarding the Developers' Toolkit that was initially reviewed at the December Commission meeting and then again at the January Commission meeting. Given the discussion of the previous meetings, the primary changes made to the Developers' Toolkit included: modifications in the introduction to better refer to the diverse workforce in Rhode Island, reinforce the Commission's mission statement and economic development goals, and speak to how employers can be connected to job training initiatives and the workforce they need; urban coast greenway language has been tightened up; more references have been added about special gateway areas, particularly in terms of design; reversal of the order of selection criteria to reflect Commission priorities; insertion of photos to better emphasize the importance of job training and the arts. The Commission responded positively to the changes, with Dr. Bready noting the lack of reference to the retention and growth of existing enterprises in the city and state.

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

VOTED: To approve the Developers' Toolkit as distributed to the Commissioners for public release, subject to minor adjustments.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson and Mr. Kelly.

Voting against the foregoing were: None.

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The Request for Information (RFI) for development proposals will be made public simultaneously with the Toolkit and used in conjunction with the information included in the Developers' Toolkit. The RFI includes a summary of the rules for proposal submissions and will follow a rolling three-month cycle with the first deadline of May 1, 2014.

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

VOTED: To approve the RFI as distributed to the Commissioners for public release.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson and Mr. Kelly.

Voting against the foregoing were: None.

**4. DISCUSSION OF PROPOSED FEES TO BE CHARGED TO POTENTIAL PURCHASERS OF DISTRICT PROPERTIES AND PROCEDURE FOR ADOPTION**

It was noted that the state statute which created the District and the Commission requires the Commission to hold at least one public hearing regarding the proposed fees to be charged to future District property purchasers for review of proposals. Prior to the next public meeting of the Commission, a matrix will be circulated to the Commissioners to show fee comparisons. A notice regarding the hearing will be published in the Providence Journal and will also be sent to the Providence City Council. It was suggested that the hearing and vote be held at the March Commission meeting.

**5. PRESENTATION ON PROPOSED INTERIM USES OF DISTRICT PARCELS/DISCUSSION/ VOTE TO APPROVE USES**

Prior to the meeting, interim use materials were circulated to the Commission, including a proposal summary and copies of all proposals submitted to the Commission for interim use. The six proposals recommended for mid-May installation on the 195 land were presented to the Commission and included: a welded steel structure by Aarti Kathuria for Parcel 1A; a triangular garden sculpture by Adam Anderson for Parcel 1A; a bird house community by Frank Hammond for Parcel 9; a wood-frame arch for Parcel 1A by Matthew Kramer; five large planters holding ornamental grass by Sophia Sobers for Parcel 35; a sculpture referencing gemstones and the Jewelry District's industrial history by Topher Gent for Parcel 37 or 41. The locations for the installations are not firm at this point, and the installations are also subject to approval from RIDEM and RIDOT, the latter of which will hopefully be providing installation pads for the projects. For these six proposals, the Commission will be using \$12,000 of its interim use funds and will continue fundraising efforts with local foundations and private entities for another \$5,000 to \$8000 in order to complete both the spring and fall program. The funds will support

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the artists' costs for materials, fabrication, transportation and installation, as well as marketing and publicity costs.

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

VOTED: To approve the six recommended interim use projects for mid-May installation.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson and Mr. Kelly.

Voting against the foregoing were: None.

**6. CHAIRPERSON'S REPORT/AGENDA FOR MARCH 17, 2014 MEETING**

In the last month, the Governor proposed his 2015 State budget, which included funds needed for the Garrahy garage, a 1200 space parking structure with an adjacent, enclosed RIPTA transit station. There is a strong level of support for the Garrahy concept, as the project will activate the space around Chestnut and Clifford streets and meet the needs for future development. In the coming month, Chairperson Kane will present to the Rhode Island Appraisal Institute. The Commission will need to start thinking about rules and regulations for the permitting and disposition of the land. Mr. Rogers was asked to begin making inquiries on how other organizations have dealt with this.

The next Commission meeting will be held Monday, March 17, 2014. Due to the inclement weather, Jones Lang LaSalle could not present at today's meeting as scheduled and will most likely present at the March meeting. The hearing and vote on proposed fees will take place at the March meeting as well.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:00 PM.

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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, FEBRUARY 3, 2014**, 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 Meeting Held on January 13, 2014.
3. Executive Director's Report – Review of Activities during Past Month/Action Plan and Target Activities February –March, 2014 Including Update from DK Communications.
4. Further Discussion of Developers Toolkit with Goody Clancy LLC and Revised Request for Information/Vote to Approve Final Forms of Each.
5. Presentation by Jones Lang LaSalle Re: Strategies to Market District Properties.
6. Presentation Re: Proposed Interim Uses of District Parcels/Discussion/Vote to Approve Interim Uses.
7. Discussion Re: Proposed Fees to be Charged to Potential Purchasers of District Properties and Procedure for Adoption.
8. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/ Tentative Agenda for March 17, 2014 Meeting.
9. 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.