

**I-195 REDEVELOPMENT DISTRICT COMMISSION**

**MEETING OF COMMISSION**

**PUBLIC SESSION**

**MAY 19, 2014**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, May 19, 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. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan and Mr. Michael Van Leesten. Also present were non-voting Commissioners Mr. James Bennett and Mr. Marcel Valois.

Also present were Ms. Jan Brodie, District Executive Director, and Ms. Kate Holguin, District Project Associate, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:05 PM.

**1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON APRIL 21, 2014**

Chairperson Kane stated that the minutes of the meeting of April 21, 2014 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve the minutes of the meeting held on April 21, 2014 as submitted.

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

Voting against the foregoing were: None.

**2. EXECUTIVE DIRECTOR'S REPORT**

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

- a. The deadline for responses to the Commission's RFI for development was May 1. Since then, the review process for proposals has begun. Following the Commission's discussion regarding public disclosure of proposals, an abstract will be released to the public that gives a general overview of the submissions responding to the RFI.
- b. A meeting was held last week with DOT to review the progress of the parks and bridge designs. The Bridge and West Side Park drawings are close to 30% completion, while the East Side Park drawings are advancing more slowly. It was suggested that the architects come to the next Commission meeting to present their progress and get Commission comments.
- c. A press event will be held May 27, 2014 at 10:30 AM. This event will celebrate DOT's progress on the 195 street and utility work and the five interim use art installations. The event will include a tour of the 195 land via trolley, taking officials, media and others from the east side to the west side.
- d. An agreement with the Providence Flea was signed to license use of Parcel 1A from June to September 2014, but the issue arose of whether the District had the capacity to deal with the many public summer events that occur on Parcel 1A. The easiest solution is to make an agreement with the City of Providence to license the use, management and maintenance of Parcel 1A for the balance of the year. It was suggested that an official vote on the matter be taken, and that the vote be on the next Commission meeting agenda.
- e. Going forward, a budget tracking expenditures to date will be circulated as part of the Executive Director's monthly update. At the next Commission meeting, the Executive Director will also discuss a plan for the upcoming six months. The parks and maintenance component of the District budget will be discussed as well.

### **3. DISCUSSION REGARDING PUBLIC DISCLOSURE/CONFIDENTIALITY OF PROPOSALS TO PURCHASE PROPERTY AND VOTE REGARDING POLICY**

There was a discussion surrounding a policy for public disclosure and confidentiality of proposals received to purchase District property. A draft of a confidentiality resolution was distributed and a discussion followed. It was suggested that the vote on a confidentiality policy be tabled until the Commission conducts more research on other state agency confidentiality policies, such as those of the State Properties Committee and Quonset Development Corporation.

### **4. DISCUSSION OF PROPOSED BUSINESS TERMS FOR LETTERS OF INTENT AND PURCHASE AGREEMENTS**

There was a discussion regarding the proposed business terms for letters of intent and purchase agreements. A developer selection timeline was circulated to the board, outlining two scenarios for moving forward on a single proposal. It was suggested that a standard form letter of intent and form purchase and sale agreement be circulated to Commissioners prior to the next District meeting for comment. A form of LOI would be posted on the website and available to proposers as a way to expedite the early documentation of disposition.

**5. EXECUTIVE SESSION FOR REVIEW AND DISCUSSION OF PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY RECEIVED AS OF MAY 1, 2014 AND VOTE TO PROCEED/REJECT**

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to review proposals received as of May 1, 2014 to purchase and develop District property.

Accordingly, upon motion duly made and seconded, 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 review proposals received as of May 1, 2014 to purchase and develop District property.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. John Kelly, 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 6:30 PM.

The Public Session was reconvened at 8:55 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion regarding proposals received as of May 1, 2014 to purchase and develop District property and that votes were taken. 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. John Kelly, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

**6. CHAIRPERSON'S REPORT/AGENDA FOR JUNE 16, 2014 MEETING**

The next Commission meeting will be held Monday, Monday, June 16, 2014.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 9:00 PM.

A handwritten signature in black ink, appearing to read 'C. Kane', written over 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 Commerce Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, MAY 19, 2014**, beginning at 5 P.M., for the following purposes:

#### **I. 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 April 21, 2014.
3. Executive Director's Report – Review of Activities During Past Month/Action Plan and Target Activities May – June, 2014.
4. Discussion Regarding Public Disclosure/Confidentiality of Proposals to Purchase District Property and Vote Regarding Policy.
5. Discussion of Proposed Business Terms for Letters of Intent and Purchase Agreements.

#### **II. EXECUTIVE SESSION**

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law), specifically matters permitted to be so considered under subsection (5) (acquisition and disposition of public property).

6. Review and Discussion of Proposals to Purchase and Develop District Property Received as of May 1, 2014 and Vote to Proceed/Reject.

#### **III. PUBLIC SESSION**

7. Discussion Regarding Extension of Date for Second Round of Submission of Proposals to Purchase District Property from Current Date of August 1 and Vote.
8. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for June 16, 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.