I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION
PUBLIC SESSION
JUNE 16, 2014

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, June 16, 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, Mr. John Kelly, Mr. Mark Ryan and Mr. Michael Van Leesten. Also present were non-voting Commissioners Mr. James Bennett and Mr. Marcel Valois and Governor Chafee.

Commissioner Ms. Diana Johnson was absent.

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 MAY 19, 2014**

   Chairperson Kane stated that the minutes of the public meeting of May 19, 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 public meeting held on May 19, 2014 as submitted.

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

   Voting against the foregoing were: None.

   Chairperson Kane stated that the minutes of the closed meeting of May 19, 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 closed meeting held on May 19, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Mr. 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 is approaching for the next round of the interim use program. All submissions will be reviewed before the next Commission meeting.

b. The $200,000 Brownfields Assessment grant proposal submitted to the EPA was successful. District staff will be working with Fuss & O'Neill on a strategy for administering the grant over the next three years.

c. The FY2014 budget is currently being reconciled. The District has been given a leaner budget for FY2015, and work is being done to create an estimate for the FY2016 budget to submit to the Department of Administration.

d. A business plan for the next 6 months was circulated to the Commission focusing closely on: advancing current proposals for development and due diligence on the developers and projects; further marketing of the land and new business (particularly within the food science sector); and progressing on park management and funding strategies (including a trip to New York at the end of June to talk to city park management and better understand park privatization options)

e. A presentation of the 30% drawings for the parks and bridge will be given at the next Commission meeting.

f. At the August Commission meeting, RI Dept. of Environmental Management will give a presentation on the Shooters site and other initiatives geared towards activating the waterfront.

3. EXECUTIVE SESSION FOR MEETING WITH PARITIES WHICH SUBMITTED PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY; DISCUSSION AND REVIEW OF PROPOSALS

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to meet with parties which submitted proposals to purchase and develop District property and to discuss such proposals.

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 meet with parties which submitted proposals to purchase and develop District property and to discuss such proposals.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Mr. 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 5:15 PM.

The Public Session was reconvened at 7:55 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to meeting with parties which submitted proposals to purchase and develop District property and to discuss such proposals and that no 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, Mr. Kelly, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

4. **DISCUSSION REGARDING EXTENSION OF DEADLINE FOR SECOND ROUND OF SUBMISSION OF PROPOSALS TO PURCHASE DISTRICT PROPERTY FROM AUGUST 1 TO OCTOBER 15, 2014 AND VOTE**

There was a discussion regarding extension of the deadline for the second round of submissions of proposals to purchase District property from August 1 to October 15, 2014. Jones Lang LaSalle recommended this extension because most people are away throughout the summer and September is a good month to advertise and do an e-blast about the District property.

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

VOTED: That the District extend the deadline for the second round of submission of proposals to purchase District property from August 1 to October 15, 2014.

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

Voting against the foregoing were: None.

5. DISCUSSION REGARDING PUBLIC DISCLOSURE OF PROPOSALS AND DISCLOSURE POLICY

There was a discussion regarding the public disclosure of proposals and the Commission disclosure policy. A draft policy was circulated to the Commission before the meeting. It was agreed that the best solution would be to not create a new policy and rather, adhere to the Open Meetings Act, Access to Public Records Act and statutory requirements.

6. DISCUSSION REGARDING LICENSE AGREEMENT WITH CITY OF PROVIDENCE ON PARCEL 1A AND VOTE

There was a discussion regarding the District entering into a license agreement for Parcel 1A with the City of Providence. A draft of this license agreement was circulated to the Commission prior to the meeting. It was suggested that the draft be slightly amended so the signature blocks on the agreement be in the City's format.

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

VOTED: That the District enter into a license agreement with the City of Providence on Parcel 1A.

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

Voting against the foregoing were: None.

7. **DISCUSSION AND UPDATE REGARDING ROLE OF STATE HISTORIC PRESERVATION OFFICER AND SELECTION OF CONSULTANTS FOR DISPOSITION OF DISTRICT PROPERTY**

There was a discussion and update regarding the role of the RI State Historic Preservation Officer (SHPO). Chairman Kane and Ms. Brodie met with the SHPO, DOT, the Governor and others, at which it was agreed that the SHPO be a part of the architectural review process for proposals for District property. The Commission discussed and agreed that as the Commission statute states, the SHPO would be a part of the review process in a consultation position. It was also noted that third party consultants to assist in disposition review have not been selected but will be brought on as proposals advance in the development process.

8. **CHAIRPERSON'S REPORT/AGENDA FOR JUNE 30, 2014 MEETING**

The next Commission meeting will be held Monday, June 30, 2014. A presentation will be given of the 30% drawings for the parks and bridge and there will be a discussion following the presentation.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 8:45 PM.

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, JUNE 16, 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 May 19, 2014.

3. Executive Director's Report – Review of Activities During Past Month/Action Plan and Business Plan for June – December, 2014.

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).

4. Meetings with Parties Which Submitted Proposals to Purchase and Develop District Property; Discussion and Review of Proposals.

III. PUBLIC SESSION

5. Discussion Regarding Extension of Deadline for Second Round of Submission of Proposals to Purchase District Property from August 1 to October 15, 2014 and Vote.

6. Discussion Regarding Public Disclosure of Proposals and Disclosure Policy.

7. Discussion Regarding License Agreement with City of Providence on Parcel 1A and Vote.

8. Discussion and Update Regarding Role of State Historic Preservation Officer and Selection of Consultants for Disposition of District Property.

9. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/ Tentative Agenda for June 30, 2014 Meeting.

10. 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.