

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

AUGUST 18, 2014

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, August 18, 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, and Mr. Michael Van Leesten. Also present were non-voting Commissioners Mr. James Bennett and Mr. Marcel Valois.

Commissioners Mr. John Kelly and Mr. Mark Ryan were 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 5:10 PM.

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

Chairperson Kane stated that the minutes of the public meeting of July 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 public meeting held on July 21, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, 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 next submission deadline for proposals to purchase and develop District property is October 15, 2014. In preparation for that deadline, meet-and-greets with interested parties are planned in the next several weeks. Jones Lang LaSalle is working to generate interest by contacting their preferred development firms and sending out e-blasts about the District's Request for Proposals.
- b. The Park Design Review Subcommittee has already met a few times and will meet again tomorrow to discuss the pavilion, West Side Park finishes and programming. There has also been more work done on budget numbers for the park's maintenance as well as funding options.
- c. Budget reconciliation for FY2014 has concluded. The FY2015 (with the FY14 carry-forward amount) and FY2016 budgets were circulated to the Commission prior to the meeting.
- d. Work has continued with DK Communications on targeted marketing. A promotional booklet put together by DK Communications was circulated, as well as a 3-fold brochure on the Interim Use Program that will also be used for promotional purposes.
- e. Ms. Brodie attended Providence License Board hearings, and a subsequent appeal for liquor license applications for new nightclubs adjacent to District property in the Jewelry District, which the Commission had voted to oppose at the June 30 meeting.
- f. If the Commission votes tonight to create the Legal Issues Subcommittee, the Subcommittee will have its first meeting this Wednesday.

3. UPDATE REGARDING THE REQUEST BY MR. STEPHEN BERANBAUM FOR A USE OF A PORTION OF PARCEL 28 FOR PARKING AND VOTE

There was an update on a request from Mr. Stephen Beranbaum of Richmond & Friendship LLC to use a portion of District Parcel 28 for parking purposes. As of now, DOT has surface work only left to do on Parcel 28. Additionally, DOT's working survey of Parcel 28 confirmed the District land property line as presented by Mr. Beranbaum at the July 21 Commission meeting which means that parking is located on Parcel 28. It was suggested the Commission vote to notify Mr. Beranbaum that the portion of his parking lot on District Parcel 28 land will be marked to identify District ownership and preclude continued use for parking.

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

VOTED: That the District reject Mr. Stephen Beranbaum's request for use of a portion of Parcel 28 for parking.

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

Voting against the foregoing were: None.

4. DISCUSSION AND VOTE REGARDING THE CREATION OF A LEGAL ISSUES SUBCOMMITTEE AND DESIGNATION OF MEMBERS

There was a discussion surrounding the creation of a Legal Issues Subcommittee. It was suggested that the zoning and permitting process would be better discussed with a smaller group. This group could discuss how to: be transparent and expedite the approval process; determine who and how proposals are reviewed; establish protocols for assessing zoning compliance; establishing permitting rules and regulations; and setting approval time periods. In addition the Legal Issues Subcommittee would review and move disposition documents forward. It was discussed that Chairperson Kane, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten would serve on the Subcommittee.

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

VOTED: That the District create a Legal Issues Subcommittee and designate Chairperson Kane, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten as members of the Subcommittee.

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

Voting against the foregoing were: None.

5. CHAIRPERSON'S REPORT

The next Commission meeting will be held Monday, September 15, 2014. At this meeting updates about the Parks Design and Legal Issues Subcommittees work will be presented to the full Commission. It was also suggested that DOT give an update on their construction schedule and that Jones Lang LaSalle give an update on their marketing efforts, and the current status of the real estate development market in anticipation of the October 15 submission deadline.

6. REVIEW OF PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY; VOTE TO PROCEED WITH/REJECT PROPOSALS

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

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, 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 6:15 PM.

The Public Session was reconvened at 8:00 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion of proposals to purchase and develop District property and that votes were taken. 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:

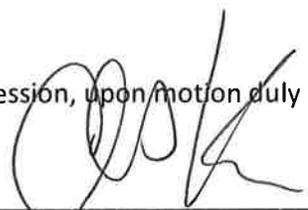
VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 42-46-7, the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of this meeting.

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

Voting against the foregoing were: None.

7. VOTE TO ADJOURN

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 8:00 PM.



Colin P. Kane
Chairperson

9/15/14

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 AUGUST 18 2014**, beginning at 5 P.M., for the following purposes:

I. PUBLIC SESSION

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Meeting Held on July 21, 2014.
3. Executive Director's Report – Review of Activities During Past Month and Business Plan for the Period August – December 2014.
4. Update Regarding the Request by Mr. Stephen Beranbaum for Use of a Portion of Parcel 28 for Parking and Vote.
5. Update from Counsel Regarding District Permitting Process; Discussion Regarding Creation of Legal Issues Subcommittee; Vote Regarding Creation of Legal Issues Subcommittee and Designation of Members.

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 of Proposals to Purchase and Develop District Property; Vote to Proceed with/Reject Proposals.

III. PUBLIC SESSION

7. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/ Tentative Agenda for September 15, 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.