

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **MEETING OF COMMISSION** **PUBLIC SESSION** **NOVEMBER 17, 2014**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, November 17, 2014 in Public Session, beginning at 5 PM, 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. Mark Ryan and Mr. Michael Van Leesten. Also present was non-voting Commissioner, Mr. James Bennett.

Commissioner John Kelly was absent.

Also present were Ms. Jan Brodie, District Executive Director, 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 OCTOBER 20, 2014**

Chairperson Kane stated that the minutes of the public session of October 20, 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 October 20, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, 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. ULI had its annual fall conference last month. Important takeaways included how shared workspaces are replacing traditional models, no overbuilding nationwide and the economic impacts of open space.
- b. Mr. Barnaby Evans presented to the Parks Design Subcommittee earlier this month on suggested changes to the current park design. RIDOT Director Michael Lewis gave further information on park design. The Park Design Subcommittee will meet again once RIDOT has sent comments on some of the changes suggested at that meeting.
- c. There was a meeting with the directors of the Rose Kennedy Greenway and Emerald Necklace Conservancy to discuss how they maintain and fund their operations. The CC&Rs for the District are under review; they will contain language about assessments to help fund the parks budget.
- d. The Providence Preservation Society held their annual symposium last week. Ms. Brodie spoke on a panel about how to put ideas to action to make projects on District property more feasible.
- e. The next round of interim use installations have gone up. A press event was held last Friday to celebrate the completion of the 2014 program of the "Creative Mile".
- f. The City is moving forward on writing a proposal for a Bloomberg Philanthropies public art grant for \$1M. District property is a potential location for a public art project, should the City be awarded the grant.

## **3. PRESENTATION BY ATTORNEY GENERAL'S OFFICE REGARDING OPEN MEETINGS LAW**

Lisa Pinsonneault presented to the Commission on the Open Meetings Act (OMA). A copy of the statute, a checklist and a PowerPoint on the OMA was circulated to the Commission prior to the presentation.

## **4. LEGAL ISSUES SUBCOMMITTEE RECOMMENDATION REGARDING PROPOSED RULES AND REGULATIONS: PERMIT MAPPING BY FUSS & O'NEILL AND SUMMARY OF RULES AND REGULATIONS BY THE LAW OFFICE OF WILLIAM CONLEY; VOTE REGARDING ADOPTION OF RULES AND REGULATIONS AS PRESENTED**

A draft of the proposed rules and regulations and permitting schedule was circulated to the Commission prior to the meeting. Mr. William Conley and Mr. Dylan Conley from The Law Office of William Conley explained the purpose and need for the regulations and gave an overview of Article IX: Approval and Permitting Process (Procedure and Project Map). Mr. John

Chambers and Mr. Shawn Martin from Fuss & O'Neill presented the project permitting schedule and drew attention to two areas in which the time lines and process are not yet finalized, including the current Providence Zoning Ordinance relative to the new Ordinance, and the process by which a project's design is assessed. The permitting schedule as proposed does not require further action on these two items, but the literal permitting process will need resolution if projects are to move forward quickly. A discussion followed.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve the adoption of rules and regulations as presented.

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

Voting against the foregoing were: None.

## **5. REVIEW OF STATUS OF PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY**

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 and take a vote regarding the execution of a purchase agreement for a District parcel.

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 and take a vote regarding the execution of a purchase agreement for District Parcel 28.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, 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 7:20 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion regarding proposals to purchase and develop District property and that a vote was taken regarding the execution of a purchase agreement for a District parcel. 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.

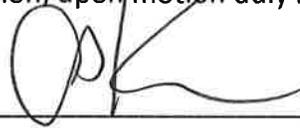
Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

**6. CHAIRMAN'S REPORT/AGENDA FOR DECEMBER 15, 2014 MEETING**

The next Commission meeting is Monday, December 15.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 7:20 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, NOVEMBER 17, 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 Public Session Meeting Held on October 20, 2014.
3. Executive Director's Report – Review of Activities During Past Month.
4. Presentation by Attorney General's Office regarding Open Meetings Law: Lisa Pinsonneault.
5. Legal Issues Subcommittee recommendation regarding proposed Rules and Regulations: case demonstration of Permit Mapping by Fuss & O'Neil, and summary of Rules and Regulations by The Law Office of William Conley. Vote regarding adoption of Rules and Regulations as presented.

#### **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. Approval of the Minutes of the Commission Executive Session Meeting Held on October 20, 2014.
7. Review of Status of Proposals to Purchase and Develop District Property. Vote regarding execution of purchase agreement for District parcel.

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

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