

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

JANUARY 20, 2015

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Tuesday, January 20, 2015 in Public Session, beginning at 5:00 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 Ms. Jan Brodie, District Executive Director, Ms. Kate Holguin, District Project Associate, Ms. Bonnie Nickerson, representing the City of Providence, Mr. Stefan Pryor, representing Rhode Island Commerce Corporation, and Mr. Charles F. Rogers of Locke Lord LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:00 PM.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON DECEMBER 15, 2014

Chairperson Kane stated that the minutes of the Public Session of the December 15, 2014 meeting 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 Session of the Commission meeting held on December 15, 2014 as submitted.

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

Voting against the foregoing were: None.

2. APPROVAL BY THE LEGAL ISSUES SUBCOMMITTEE OF THE MINUTES OF THE LEGAL ISSUES SUBCOMMITTEE MEETING HELD ON DECEMBER 12, 2014

Mr. Ryan stated that the minutes of the Public Session of the December 12, 2014 Legal Issues Subcommittee meeting had been distributed to the Subcommittee 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 Session of the Legal Issues Subcommittee meeting held on December 12, 2014 as submitted.

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

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT

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

- a. A Design Review meeting was held on January 16, 2015. Attendees included: Commissioners Chairperson Kane, Dr. Bready, and Ms. Johnson; Phoenix Lincoln, the developer of Parcel 28, and their architects; SHPO; and Fuss & O'Neill. A vote to officially form a Design Review Subcommittee will be taken later in today's meeting. A second Design Review meeting will occur in a couple weeks. At the Level 2 stage, a presentation will be made to the full Commission.
- b. Meetings with the new staff and officials from the City and State have taken place to discuss strategies for moving forward the development of I-195 parcels. Monthly meetings will continue through 2015.
- c. An updated year-to-date budget tracking spreadsheet was distributed to the Commissioners for review prior to the meeting.
- d. A District-wide abandonment of city streets and rights of way is being sought. It appears there are only two parcels with residual site encroachments, including District Parcel 28 for which a purchase and sale agreement has already been executed. If necessary, a request for the abandonment of the public way on Parcel 28 may be sought separately from the District-wide petition.
- e. Further review of the new zoning ordinance has been completed. A presentation will be given by counsel later in the meeting.
- f. The Convention Center is moving forward on the Garrahy Garage concept. RFPs have been put out for project manager and architectural/engineering services.
- g. A joint meeting was held to share landscape plans for the West Side Park and coordinate Riverwalk efforts near South Street Landing as it meets up with the park. Attendees included: South Street Landing designers; Brown

University; Providence Department of Planning; RIDOT; and District parks designers.

- h. A presentation on District property was given to a group of real estate professionals in Boston at an Urban Land Institute lunch.
- i. Discussions have been initiated with Jones Lang LaSalle to further develop a marketing strategy for 2015 and with the City and State to coordinate an overall state-wide effort.
- j. The EPA grant application and the City application for a Bloomberg \$1M Public Art Grant have both been submitted. The Commission will hear in May for the EPA grant and in February for an interview for the Bloomberg Grant.

4. DISCUSSION AND VOTE REGARDING THE CREATION OF A DESIGN REVIEW SUBCOMMITTEE AND DESIGNATION OF MEMBERS

There was a discussion surrounding the creation of a Design Review Subcommittee. On Friday, Chairperson Kane, Dr. Bready, and Ms. Johnson represented the Commission at a Design Review meeting. It was discussed that these Commission members would serve on the Subcommittee.

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

VOTED: That the District create a Design Review Subcommittee and designate Chairperson Kane, Dr. Bready, and Ms. Johnson as members of the Subcommittee.

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

Voting against the foregoing were: None.

5. PRESENTATION BY CONLEY LAW OFFICES REGARDING THE 2014 CITY OF PROVIDENCE ZONING ORDINANCE IN COMPARISON TO THE ORDINANCE OF 2012

There was a presentation given by Mr. Dylan Conley regarding the 2014 City of Providence Zoning Ordinance in comparison to the Ordinance of 2012. A summary memorandum was circulated to the Commission prior to the meeting. It was noted that overall, the 2014 Zoning Ordinance is better written, clearer and more flexible than the 2012 Ordinance, facilitates many more of the Commission's goals for District property and streamlines the permitting process for developers. The distinction in notice requirements in the 2014 and 2012 Ordinances was also noted. The new zoning ordinance was referred to the Legal Issues Subcommittee for further review and analysis. Mr. Conley will create a table that compares the 2014 and 2012 Ordinances side-by-side, including the technical aspects of the code such as Use and Dimension.

6. 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 a District Parcel.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, 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 5:45 PM.

The Public Session was reconvened at 6:15 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 District Parcel 8. 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.

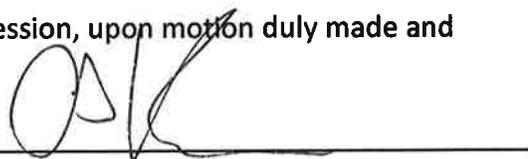
Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

7. CHAIRMAN'S REPORT/AGENDA FOR FEBRUARY 16, 2015 MEETING

The next Commission meeting is Monday, February 16, 2015, President's Day. A Legal Issues Subcommittee will be held on Thursday, January 29, 2015.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:15 PM.

A handwritten signature in black ink, appearing to be '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 **TUESDAY, JANUARY 20, 2015**, 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 December 15, 2014.
3. Executive Director's Review of Activities During the Past Month.
4. Presentation by Conley Law Offices regarding the 2014 City Of Providence Zoning Ordinance in comparison to the Ordinance of 2012.
5. Vote Formalizing the Creation of a Project Design Review Subcommittee.

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 December 15, 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
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.