

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

APRIL 6, 2015

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, April 6, 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 Joseph Azrack, Dr. Barrett Bready, Mr. Robert Davis, Ms. Elizabeth Huidekoper, Ms. Melissa Husband, Mr. Edwin Santos, and Ms. Sandra Smith.

Also present were Ms. Jan Brodie, District Executive Director, Ms. Kate Holguin, District Project Associate, Mr. Stefan Pryor, representing Commerce Rhode Island, Ms. Bonnie Nickerson, representing the City of Providence, and Mr. Charles F. Rogers of Locke Lord, legal counsel to the District.

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

1. WELCOMING REMARKS BY GOVERNOR RAIMONDO

Governor Gina Raimondo stated that the new Commissioners represent a diverse, highly professional skillset and thanked them for agreeing to serve. The Governor also noted that the state has a unique opportunity with District property, that its redevelopment is a top priority, and that the property must have the highest and best use to create jobs for an innovation economy.

2. WELCOMING REMARKS BY MAYOR ELORZA

Mayor Jorge Elorza echoed the Governor and thanked the new Commissioners for agreeing to serve, and the prior Commission for all the work they did to make the District pad-ready. The Mayor also thanked the Governor for her leadership with redeveloping District property. He noted that the District property is a wonderful opportunity for economic development in Providence and that a long term vision is needed for its redevelopment.

3. WELCOME BY CHAIRPERSON JOSEPH AZRACK

Chairperson Joseph Azrack welcomed the governor and mayor and thanked them for coming to speak in support of the Commission. He thanked the previous Commission for laying the groundwork for redevelopment of District property and the new Commissioners for their dedication and commitment to the task. He noted that the District presents a unique opportunity for economic development because of its

potential for density in such a key location in Providence, and that the goal for the property is to become a catalyst for creating a vibrant environment in the city. The Commission needs to create a land use vision that encompasses communities neighboring the land, and there is a need to establish a trust-based collaborative partnership with the city and state.

4. EXECUTIVE DIRECTOR'S REPORT

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

- a. EPA and RIDEM grants are being used for additional environmental assessment and remediation of District Parcel 30.
- b. The Executive Director is involved in both city and state-level organizations, and thus can be a resource for communication between Commissioners and politicals and neighborhood organizations.
- c. The Executive Director introduced Kate Holguin, Project Associate for the District.
- d. The Executive Director introduced John Chambers, civil engineering partner from Fuss & O'Neill, who have done due diligence on District property and lined up the master environmental permitting. Mr. Chambers circulated to the board a memo outlining Fuss & O'Neill's District activities to date.
- e. The Executive Director introduced Dyana Koelsch from DK Communications, a resource to the Commission on any media-related questions or suggestions.
- f. The Executive Director introduced Dave Freeman from CDR Maguire, who works closely with RIDOT.

5. PRESENTATION BY ATTORNEY GENERAL'S OFFICE REGARDING OPEN MEETINGS LAW

Lisa Pinsonneault presented to the Commission on the Open Meetings Act (OMA). An excerpt from the statute, a checklist, and a PowerPoint on the OMA was circulated to the Commission.

6. DISCUSSION AND ADOPTION OF REVISED 2015 COMMISSION MEETING SCHEDULE, MAY-DECEMBER

There was a discussion surround the revised Commission meeting schedule for 2015. The Commission reached a consensus to adopt the 2015 meeting schedule for May-December, but will not hold a meeting in July.

7. DISCUSSION AND VOTE REGARDING ADOPTION OF THE 2014 CITY OF PROVIDENCE ZONING ORDINANCE

There was a discussion regarding the 2014 City of Providence Zoning Ordinance. A zoning memo from Mr. Rogers was circulated to the board prior to the meeting, along with a draft of a proposed resolution and recent zoning memos done by professionals, to offer background before adopting the proposed 2014 Zoning Ordinance. Mr. Robert Azar from the Department of Planning presented on the District land use regulations for 2012 versus the 2014 zoning ordinance. Mr. Davis noted that he had not had a chance to review certain issues and asked that he be given a chance to do so before the next meeting. It was agreed that Mr. Davis and Mr. Rogers would consult with Dylan Conley, the Commission's zoning counsel and that a resolution would be considered at its May 18, 2015 meeting.

8. ACQUISITION AND DISPOSITION OF PUBLIC PROPERTY

Chairperson Azrack noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to discuss third party proposals for 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 third party proposals for District property.

Voting in favor of the foregoing were: Chairperson Azrack, Dr. Bready, Mr. Davis, Ms. Huidekoper, Ms. Husband, Mr. Santos, and Ms. Smith.

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 6:20 PM.

The Public Session was reconvened at 6:45 PM.

Chairperson Azrack reported that the discussion during the Closed Session was confined to discussion of third party proposals for District property 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.

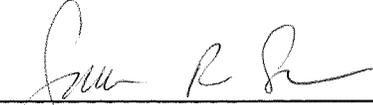
Voting in favor of the foregoing were: Chairperson Azrack, Dr. Bready, Mr. Davis, Ms. Huidekoper, Ms. Husband, Mr. Santos, and Ms. Smith.

Voting against the foregoing were: None.

9. CHAIRMAN'S REPORT/AGENDA FOR MAY 18, 2015 MEETING

The next Commission meeting is Monday, May 18, 2015.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:50 PM.



Sandra Smith
Secretary

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, APRIL 6, 2015**, beginning at **5 P.M.**, for the following purposes:

I. PUBLIC SESSION

1. Welcoming Remarks by Governor Raimondo.
2. Welcoming Remarks by Mayor Elorza.
3. Welcome by Chairperson Joseph Azrack.
4. Executive Director's Report and Review of Materials, and Introduction of Commission Consultants, Fuss & O'Neill and DK Communications.
5. Presentation by Lisa Pinsonneault of Rhode Island Attorney General's Office regarding Open Meetings Act.
6. Discussion and Adoption of Revised 2015 Commission Meeting Schedule, May – December.
7. Discussion and Vote regarding Adoption of the 2014 City of Providence Zoning Ordinance.

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).

III. PUBLIC SESSION

8. Chairman's Remarks.
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.