

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

### **MEETING OF COMMISSION**

#### **PUBLIC SESSION**

**NOVEMBER 16, 2015**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, November 16, 2015 in Public Session, beginning at 3:00 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, Mr. Robert Davis, Ms. Melissa Husband, Mr. Edwin Santos, and ex-officio board members Mr. Stefan Pryor and Ms. Bonnie Nickerson.

Ms. Elizabeth Huidekoper joined the meeting at 3:14 P.M.

Also present were Mr. Peter McNally, District Executive Director, Ms. Amber Ilcisko, District Assistant Project Manager, and Mr. Charles F. Rogers of Locke Lord, legal counsel to the District.

Chairperson Azrack called the meeting to order at 3:09 P.M.

#### **1. APPROVAL OF THE MINUTES OF THE MEETINGS HELD ON OCTOBER 19, 2015.**

Chairperson Azrack stated that the minutes of the October 19, 2015 meetings 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 and Executive Sessions of the Commission meetings held on October 19, 2015 as submitted.

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

Voting against the foregoing were: None.

#### **2. EXECUTIVE DIRECTOR'S REPORT.**

Mr. McNally provided a summary of his recent activities as follows:

- a. He gave an update on projects in progress and stated a letter of intent has been executed for Parcels 22 and 25; the developer is completing due diligence for Parcel 8 and their hearing before the Downtown Design Review Commission is November 16.

- b. In regard to active prospects, nothing serious at this point.
- c. The I-195 District urban plan overview, including permitting and master permit approval and the pedestrian bridge.

Elizabeth Huidekoper arrived at 3:14 P.M.

The I-195 Redevelopment Project Fund is in its 30-day comment period. Commission staff are also working on park management and participate in a working group with National Grid's design team on the transformer and switch gear project at South Street Landing.

- d. With regard to Commission management and administration, Commission staff are finalizing a short term agreement with the developers of South Street Landing to utilize Parcel P4 as a construction staging area and staff have been participating in local community meetings, including Fox Point Neighborhood Group and the Jewelry District Association.

### **3. DISCUSSION ON THE COMMISSION'S GRANTING OF DEVELOPMENT PLAN REVIEW APPROVAL FOLLOWING DOWNTOWN DESIGN REVIEW COMMITTEE.**

There was a discussion about the Commission's process in memorializing approval of development plan review following the approval by the Downtown Design Review Committee.

### **4. PRESENTATION ON DEVELOPMENT AND PROJECTS WITHIN THE CITY OF PROVIDENCE BY BONNIE NICKERSON.**

Bonnie Nickerson, Director of Planning for the City of Providence, made a presentation regarding the various developments and projects in the City, which are:

- The Arcade
- The Dean Hotel
- Providence G
- Parcel 6 in Capital Center
- Parcel 8
- 44 Hospital Street
- South Street Landing
- Johnson and Wales Engineering, Design, and Biology building
- Roger Williams University at One Empire Street
- The Kinsley Building
- 91 Clemence Street
- National Grid substation and switch gear control buildings
- Union Trust Bank Building
- 32 Custom Housing Street

- Downtown circulator project
- Francis Street at Memorial Boulevard
- Providence Journal Building
- Parcel 12
- 95 Chestnut Street
- Bike-share program
- Providence Station
- Fogarty Building
- Garrahy Garage
- Lapham Building
- 270 Westminster Street
- 78 Fountain Street
- Adrian Hall Way
- Mathewson Street
- Providence Station transit center
- RIPTA R Line
- Greater Kennedy Plaza

Ms. Nickerson's presentation included a PowerPoint presentation which summarized the components of each of the projects.

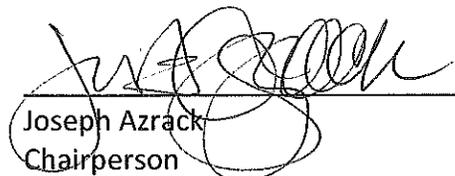
**5. DISCUSSION ON CITY WALK STUDY BY PHOEBE BLAKE OF THE JEWELRY DISTRICT ASSOCIATION AND DAN BAUDOIN OF THE PROVIDENCE FOUNDATION.**

Phoebe Blake and Dan Baudouin presented CityWalk, a 4.25 mile walking/biking loop that connects eight Providence neighborhoods from Roger Williams Park to India Point Park, which will continue to make the City more pedestrian friendly and provide another amenity for its constituencies.

**6. CHAIRMAN'S REPORT/AGENDA FOR DECEMBER 14, 2015 MEETING**

Chairperson Azrack noted he hopes to have more information on Parcels 8, 22, and 25 at December's meeting.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 3.55PM.

  
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 Joseph Azrack  
 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, Suite 101, Providence, Rhode Island**, on **MONDAY, NOVEMBER 16, 2015**, beginning at **3 P.M.**, for the following purposes:

#### **I. PUBLIC SESSION**

1. Welcoming Remarks by Chairperson Joseph Azrack.
2. Approval of the Minutes of the Commission Public Session Meeting Held on October 19, 2015.
3. Executive Director's Report.
4. Discussion on the Commission's granting of Development Plan Review Approval Following Downtown Design Review Committee.
5. Presentation on Development and Projects within the City of Providence by Bonnie Nickerson.
6. Discussion on City Walk Study by Phoebe Blake of the Jewelry District Association and Dan Baudouin of The Providence Foundation.
7. Chairman's Report/Agenda for December 2015 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 on site, without notice, at this location.