

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

MARCH 21, 2016

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, March 21, 2016 in Public Session, beginning at 5:04 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, Ms. Elizabeth Huidekoper, Dr. Barrett Bready, Ms. Melissa Husband, and ex-officio board members, Mr. Stefan Pryor and Ms. Bonnie Nickerson.

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 5:04 P.M.

1. APPROVAL OF THE MINUTES OF THE MEETINGS HELD ON FEBRUARY 18, 2016.

Chairperson Azrack stated that the minutes of the February 18, 2016 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 Commission meeting held on February 18, 2016 as submitted.

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

Voting against the foregoing were: None.

2. EXECUTIVE DIRECTOR'S REPORT.

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

- a. Mr. McNally gave an update on projects in progress and the status of the proposals for Parcels 22 and 25 and Parcel 8. He said that meetings had recently taken place with the developers to discuss the status of their projects.

- b. In regard to outreach and active prospects, meetings are ongoing with potential developers and tenants, but there is nothing immediately on the horizon. No specific developers or projects were identified.
- c. Status updates were presented concerning the I-195 District urban plan, including the Garrahy Garage, National Grid's transformer yard, and the pedestrian bridge construction.
- d. With regard to Commission management and administration, Commission staff is working with Fuss & O'Neill to develop accountabilities and proper oversight procedures for the Commission's interests and establishing an operating committee to ensure accountability on insurance, finances, etc. DK Communications is assisting with updating the website and marketing materials.
- e. Mr. McNally also briefed the Commission on several plans to potentially reconfigure Parcel P4 and Parcel 42, an urban planning firm search, and formal approval of the development plan for Parcel 8.

3. PRESENTATION BY ROBERT AZAR, CITY OF PROVIDENCE DEPARTMENT OF PLANNING, REGARDING PROPOSED ROYAL OAKS PROJECT ON PARCEL 8; VOTE REGARDING APPROVAL OF PROJECT PLAN AND DESIGN.

Robert Azar, Deputy Director of the City of Providence Department of Planning, gave a brief explanation of the approval granted to Royal Oaks Realty for their proposed development on Parcel 8. He presented a handout that included the proposed site plan, renderings, and Resolutions 15-08 and 15-09 of the DOWNCITY DESIGN REVIEW COMMITTEE.

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

VOTED: That the development plan for District Parcel 8 and abutting property (a) submitted to the Commission by Royal Oaks Realty, LLC and reviewed by the Commission on March 21, 2016, and (b) being the same development plan approved by the Providence Downtown Design Review Committee pursuant to Resolution 15-08 dated September 28, 2015 and Resolution 15-09 dated November 20, 2015, be and it hereby is approved;

and

VOTED: That the Chairperson be and he hereby is authorized to execute and deliver a Certificate of Development Plan Approval to Royal Oaks Realty, LLC consistent with the foregoing vote and subject to such conditions as he in his discretion deems necessary and appropriate.

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

Voting against the foregoing were: None.

4. PRESENTATION OF THE DISTRICT'S DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA), AND PROPOSED CLEANUP FOR PARCEL 30 BY FUSS & O'NEILL.

Patrick Dowling of Fuss & O'Neill presented an overview of the District's draft Analysis of Brownfield Cleanup Alternatives and the proposed cleanup for Parcel 30. He stated the District's public comment period on the proposed cleanup on Parcel 30 and the draft ABCA began on March 10, 2016 and will continue through April 9, 2016.

5. PRESENTATION BY BONNIE NICKERSON, CITY OF PROVIDENCE DEPARTMENT OF PLANNING, ON THE PROPOSED DOWNTOWN ENHANCED TRANSIT CORRIDOR.

Bonnie Nickerson, Director of Planning for the City of Providence, presented the most recent proposed transportation upgrades in the City, included in portions of the District which includes the rapid bus transit line with technologically advanced bus stops. Ms. Nickerson's presentation included a PowerPoint presentation which displayed the proposed routes and stops.

6. CHAIRPERSON'S REPORT/AGENDA FOR APRIL 18, 2016 MEETING.

Chairperson Azrack reported he is unable to attend the next meeting, therefore, Vice Chairperson Bob Davis will conduct the meeting.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:05 P.M.

Joseph F. 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, MARCH 21, 2016**, beginning at **5 P.M.**, for the following purposes:

I. PUBLIC SESSION

1. Welcoming Remarks by Chairperson Joseph Azrack.
2. Approval of the Minutes of the Commission Meeting held on February 15, 2016.
3. Executive Director's Report.
4. Presentation by Robert Azar, City of Providence Department of Planning, regarding proposed Royal Oaks project on Parcel 8; vote regarding approval of project plan and design.
5. Presentation of the District's draft Analysis of Brownfield Cleanup Alternatives (ABCA), and proposed cleanup for Parcel 30 by Fuss & O'Neill.
6. Presentation by Bonnie Nickerson, City of Providence Department of Planning on the proposed Downtown Enhanced Transit Corridor.
7. Chairman's Report/Agenda for March 21, 2016 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) 278-9100 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.